

BIDDERSPACK

AUCTION SALE OF 6 BEDROOM DWELLING WITH 4 BATHROOMS AND SWIMMING POOL IN SECURITY GATED RESIDENTIAL SUBURB, CELTIC MEADOWS, POLOKWANE

Duly instructed thereto by the executor in the estate late N.M. Kgopana, we will sell by public auction on:

THURSDAY, 7 NOVEMBER 2024

AT 10:00

**AT 1 MOTSE STREET, CELTIC MEADOWS ESTATE
POLOKWANE, LIMPOPO**

Co-ordinates 23°51'39.86"S / 29°30'13.00"E

THE PROPERTY:

Erf 5096, Bendor Extension 97, Registration Division LS, Limpopo

Measuring: 711m²

IMPROVEMENTS:

A double storey residential dwelling built of plastered and painted outside brick walls with wooden window- and doorframes under pitched concrete roof tiles, comprises lounge with fireplace, open plan dining room/modern kitchen and scullery, guest toilet, 3x guest bedrooms, guest bedroom with on-suite bathroom (bath, shower, washbasin, toilet), guest bathroom (bath and washbasin), double garage with electronic wooden roll-up garage door and garden tool room on ground floor.

Concrete staircase leading to upper level comprises family/TV room with sliding door leading to balcony, guest toilet with washbasin, main bedroom with on-suite bathroom (toilet, shower, spa bath, double washbasin) and walk-in dressing room, guest bedroom with on-suite bathroom (shower, toilet, washbasin), study with built-in office desk and door leading to balcony and outside door leading to balcony.

OTHER:

- * Bar/entertainment area
- * Swimming pool
- * Built-in braai
- * Paved driveway, enclosed with brick-built walls and sliding gate
- * Servant's ablution facilities



MOVEABLE ASSETS:

4-Piece leather corner lounge suite; 5-Piece leather lounge suite; dining room table with 8 chairs; 4x double bed base and mattress; 2x Samsung flat screen TV's; Samsung soundbar system; KIC fridge/freezer; chest freezer; Samsung microwave oven and much more.

AUCTIONEERS NOTE:

This is an ideal opportunity to acquire a residential dwelling in an upmarket residential suburb.

All prospective buyers are advised to attend the auction. Viewing by appointment with the auctioneers, day of the auction or visit our web page. Auction and direction boards will be erected.

CONDITIONS OF SALE:

Fixed property:

15% (FIFTEEN PERCENT) deposit on the day of the auction and the balance to be guaranteed within **45 (FORTY-FIVE)** days after date of confirmation of sale. Confirmation within **7 (SEVEN)** days after date of sale.

The rules of auction and sale conditions will be read out prior to the auction and terms and conditions available on request.

Moveable assets:

Cash or EFT payment on day of the auction.

All potential buyers to register before the auction and **copy of identity and residential address are required. No registration without FICA documents.**



FOR FURTHER INFORMATION – CONTACT THE AUCTIONEERS
ELI STRÖH (*Klein Logo*) PROPERTY SERVICES AND AUCTIONEERS
PLATINUM PLACE, 2 WATERMELON STREET, PLATINUM PARK
✉ 1238 POLOKWANE

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