

SPECIAL POWER AUCTION ON SITE
10 KINGFISHER AVENUE, KUNGWINI COUNTRY ESTATE



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THURSDAY, 24 NOVEMBER 2016 @ 17H30

LUXURIOUS WATERFRONT 4 BEDROOM FAMILY SANCTUARY

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The background of the slide is a photograph of a swimming pool with a blue liner and a black metal fence. The pool is surrounded by a paved deck and some greenery. In the background, there is a large body of water, likely a lake or reservoir, under a clear blue sky. The water is calm and reflects the sky. There are some trees and bushes in the foreground and middle ground.

CONTENTS

Disclaimer

Auction Details

Property Summary

Additional information | supporting documents

Pictures

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Bidders must register to bid and provide original proof of identity and residence on registration.

AUCTION DETAILS

DATE : Thursday, 24 November 2016 @ 17:30

VENUE : AUCTION WILL BE HELD ON SITE
No 10 Kingfisher Avenue Kungwini Country Estate

AUCTIONEER : Dirk Pienaar

CONTACT : Dirk – 082 784 0341
Monique – 071 683 2480

TERMS : 5% Deposit + Buyers Commission Payable on the fall of the hammer. 45 Days for Guarantees after Acceptance of the offer by the Seller.

CONFIRMATION : 7 Days from date of Auction

Web Reference : 10394/MS
www.rootx.co.za

ESTIMATE LEVIES PER MONTH: R 1000.00
ESTIMATE RATES PER MONTH: R 1800.00



GENERAL

Property Address : No 10 Kingfisher Avenue Kungwini Country Estate

Nearest Town : Bronkhorstspuit / Pretoria

TITLE DEED INFORMATION

Title Deed Number : T29799/2016

Registered Owner : Mr R Kruger

Province : Gauteng

Extent : 699 m²



MUNICIPAL INFORMATION

The local authority in which the properties are situated is CITY OF TSHWANE

According to the permitted zoning scheme the property is zoned as follows: ZONING / USAGE - RESIDENTIAL

GROUND FLOOR:

- Double volume entrance hall
- Guest Toilet
- Storage cupboard under stairs
- Spacious open-plan Lounge with fireplace and under floor heating and Dining Room
- Modern Kitchen with breakfast nook and 5 plate gas stove
- Separate Scullery/Laundry with pantry
- Entertainment area with built-in braai and bar with sliding doors onto the garden overlooking the dam

FIRST FLOOR:

- Spacious main Bedroom with ample built-in cupboards, aircon, balcony and spacious full en-suite bathroom
- 2nd and 3rd Bedroom with built-in cupboards, aircon and access to the balcony
- 2nd full Bathroom with shower, oval corner bath, toilet and basin
- Study / 4th Bedroom with built-in cupboards and an aircon
- Linen cupboard in hallway

OTHER FEATURES:

- Double volume double garage
- The property boasts with its own jetty, slipway and boathouse under the house.
- Beautiful garden with swimming pool overlooking the dam

The property has recently been renovated. The kitchen is finished off with solid Rhodesian teak, glass doors and granite tops. All floors throughout the house has been replaced with a more expensive vinyl finish.

The land size is 699sqm and the improvements are approximately 425sqm.

All finishes throughout the property is of a consistently high quality and no costs were spared.

Kungwini Country Estate is merely 12km outside of Bronkhorstspuit and a 40min drive from Pretoria / Kempton Park.

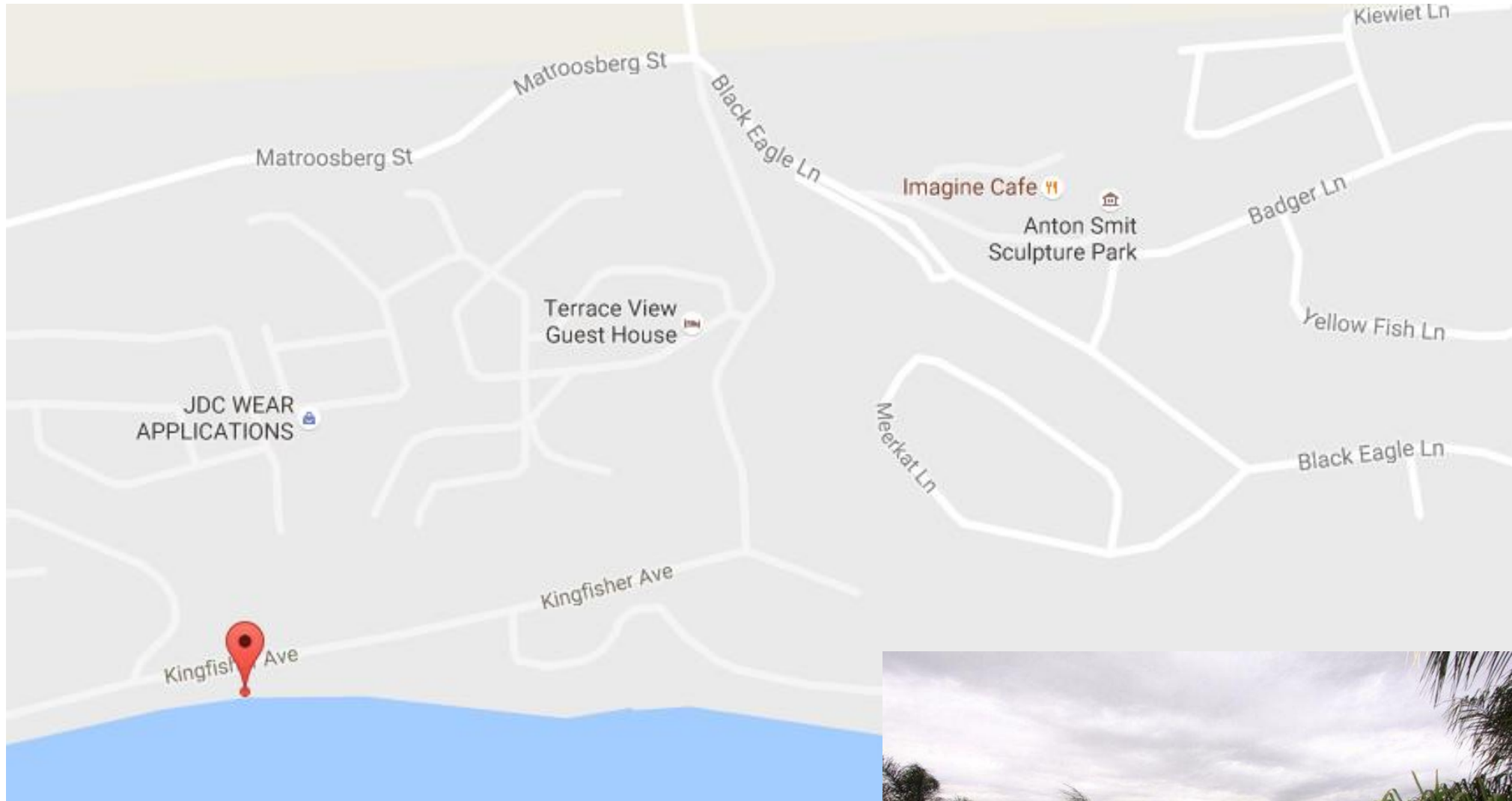




Key Property Features

- | | | |
|-----------------|------------------|----------------|
| 4 Bedrooms | 2 Bathrooms | 1 Dining Areas |
| 2 Garages | 2 Lounges | ✓ Air Con |
| ✓ Balcony | ✓ Built In Braai | ✓ BIC |
| ✓ Entrance Hall | ✓ Family Tv Room | ✓ Fireplace |
| ✓ Garden | ✓ Guest Toilet | ✓ Jetty Berth |
| ✓ Kitchen | ✓ Laundry | ✓ Pantry |
| ✓ Patio | ✓ Paving | ✓ Pets Allowed |
| ✓ Pool | ✓ Scenic View | ✓ Scullery |
| ✓ Study | | |

LOCATION



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