

ON AUCTION
COMMERCIAL INSTRUCTION

± 523 SQM

**3 Bedroom 2 Bathroom Home –
Glen Eagle Estate, Kempton Park**

ONLINE & ON-SITE AUCTION

31 Golden Sun Crescent, Glen Eagle Estate



AUCTION DATE

Tuesday, 19 March 2024 12:00



AUCTION VENUE

31 Golden Sun Crescent,
Glen Eagle Estate, Kempton Park.
GPS: <https://maps.app.goo.gl/816veLhGUidfZuyE7>
Online @ www.saauctiongroup.co.za



VIEWING

By Appointment



INFORMATION

Jacques le Roux: 082 903 5453
Jaco Koster: 084 410 7000



REGISTRATION

<https://www.saauctiongroup.co.za/Auctions/3775/residential-property-online-on-site-auction-g>

www.saauctiongroup.co.za

ADMIN OFFICE
TEL: 051 445 2031

AUCTIONS **BEYOND**
ACTIONS



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PROPERTY INFORMATION

Registered Details:	Erf 990 Portion 0 Glen Erasmia Ext 14
Property Type:	Residential
Erf Number:	990
Portion Number:	0
Suburb & City:	Glen Erasmia Ext 14
Address:	31 Golden Sun Crescent, Glen Eagle Estate Kempton Park
Deeds Office:	Pretoria
Title Deed No:	T133318/2006
Zoning:	Residential
Property Size:	± 523 SQM
Co-ordinates:	-26.075074 / 28.261844
Rates:	±R2,470.50 p/m
Water:	±R700p/m (depending on usage)
Electricity:	±R2000 p/m - Prepaid (depending on usage)

****Please note should there be any arrears on the accounts they will be for the account of Seller*

Description of Improvements

The subject property is situated at 31 Golden Sun Crescent, Glen Eagle Estate, Kempton Park

GPS: <https://maps.app.goo.gl/816veLhGUidfZuyE7>

Erf: ±523 SQM

DESCRIPTION OF THE PROPERTY

- Improvement size: ±300 SQM
- Double story town house
- Security entrance to estate

Down Stairs

- Double Garage Parking
- Open plan kitchen to dining area
- Open plan lounge and entertainment area
- Guest bathroom
- Fireplace / Braai
- Servant Quarters

Up Stairs

- 3 Bedrooms
- 2 Full Bathrooms (Guest and en-suite)

Other Improvements:

- Air Condition

Outside Improvements

- The Property does have yard space
- JOJO Tank not included
- Property has no front gate
- Property seems to be well maintained

Ideal investment property opportunity!

Property Photographs



Property Photographs



Galaxy A32



Galaxy A32



Galaxy A32



Galaxy A32



Galaxy A32



Galaxy A32



Galaxy A32



Galaxy A32

Auction Guidelines

Registrations: Bidders can register prior to the auction or on auction day. A copy of your ID and proof of address for FICA compliance is required. The property is sold "Voetstoots". The auction is not subject to finance, unless pre-approved.

Refundable Registration Deposit: R10,000

Deposit: 15% deposit payable on the highest bid

Confirmation period: 7 Business days

Buyer's commission: 7.5% + VAT

Guarantees period: Balance of the purchase price payable within 45 days after confirmation of sale

VAT / Transfer duties: Transfer Duties

Upon signature, all buyers will have acknowledged and accepted the Terms & Conditions as set out in the Auction Terms & Conditions:

[Click here to view Conditions of Sale for the Property:](#)