

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

ADMIN OFFICE TEL: **051 445 2031**



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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 arears on the accounts they will be for the account of Seller		

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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

<u>Up Stairs</u>

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

Other Improvements:

Air Condition

Outside Improvements

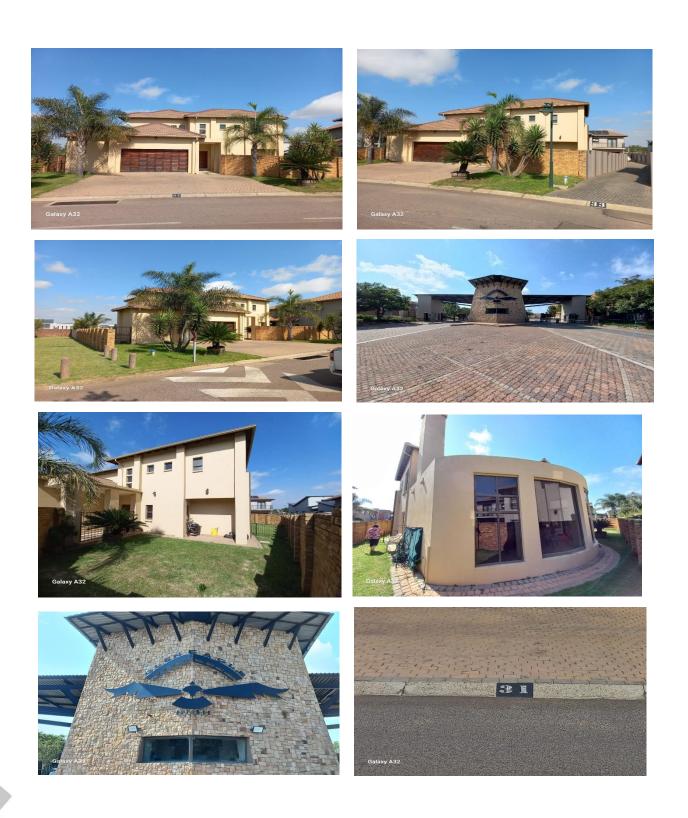
- The Property does have yard space
- JOJO Tank not included
- Property has no front gate
- Property seems to be well maintained

Ideal investment property opportunity!

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Property Photographs

















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Registrations:	Bidders can register prior to the auction or on auction day. A copy of you 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:

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