

# INFORMATION PACK

FOR

# 4 BED FAMILY HOME

# 2356m<sup>2</sup> STAND

51 BRIDGES STREET, WESTONARIA



ON SITE AUCTION – Thursday, 11 April 2024 @ 11h00

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[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

### Title Deed Information –

**PORTION 0 OF ERF 829, WESTONARIA, GAUTENG - IQ**

**Known As: 51 BRIDGES STREET, WESTONARIA, GAUTENG**

**Title Deed: T50572/2005**

**Extent: 2356m<sup>2</sup>**

**Local Authority: WESTONARIA LOCAL MUNICIPALITY**

**Registration Division: IQ**

**VAT Status: The seller is NOT registered for VAT**

**Zoning: RESIDENTIAL**

## Property Information

Neat 4-bedroom family home situated in the heart of Westonaria, ideally located close to Pick n Pay Centre (1.3 km), Westonaria Shopping Centre (1 km), various schools, and main and major routes.

This corner property offers a large stand with dual entrances and has a large house, swimming pool with entertainment area, workshop, staff quarters, and an established garden with a shed.

The house is well-maintained and boasts a beautiful kitchen with stylish finishes and has ample storage and counter space, a gas stove, and a separate utility room. The house has 2 living areas with lots of natural light.

There are 4 bedrooms. The main bedroom is very spacious in size with a separate dressing room and has a full ensuite bathroom with 2 sinks and a corner bath. The other 3 bedrooms have beautiful parquet flooring and share a full bathroom. There is a separate guest toilet.

The entertainment area is perfectly located by the swimming pool with a built-in bar and is almost completely enclosed.

The outside area is well designed with a very large garden, a big workshop, a garden shed, and a staff room with a bathroom which can also be used as extra storage space.

The property has 2 garages, a double carport for 4 vehicles, security gates, burglar bars, a camera system, an alarm system connected to a security company, and a hybrid solar inverter system.

Westonaria is a close-knit metropolitan area of ten suburban towns in the west of Gauteng province. It is situated in the West Rand of Gauteng, situated about 45 km west of Johannesburg and 18 km south of Randfontein.

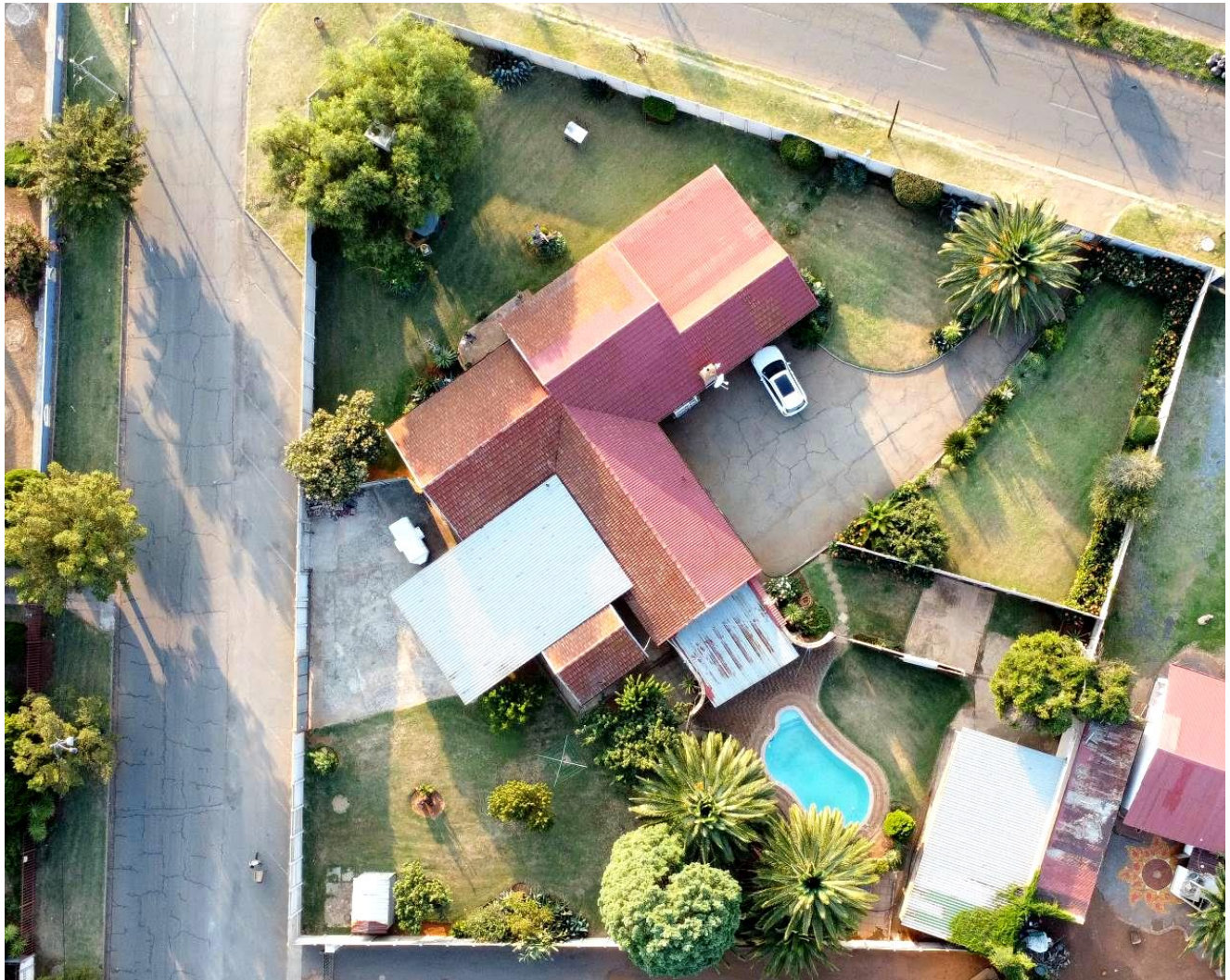


### Property Details:

- 4 Bedrooms
- 2 Bathrooms
- Guest Toilet
- Kitchen
- Utility Room
- Living Room
- Dining Room
- Entertainment Area
- Large Garden
- Swimming Pool
- Workshop
- Garden Shed
- 2 Garages
- Double Carport
- Staff Room (with toilet)
- Hybrid Solar Inverter
- Alarm System

**Rates & Taxes ± R1,615.50 p/m**

### Aerial





## Photos







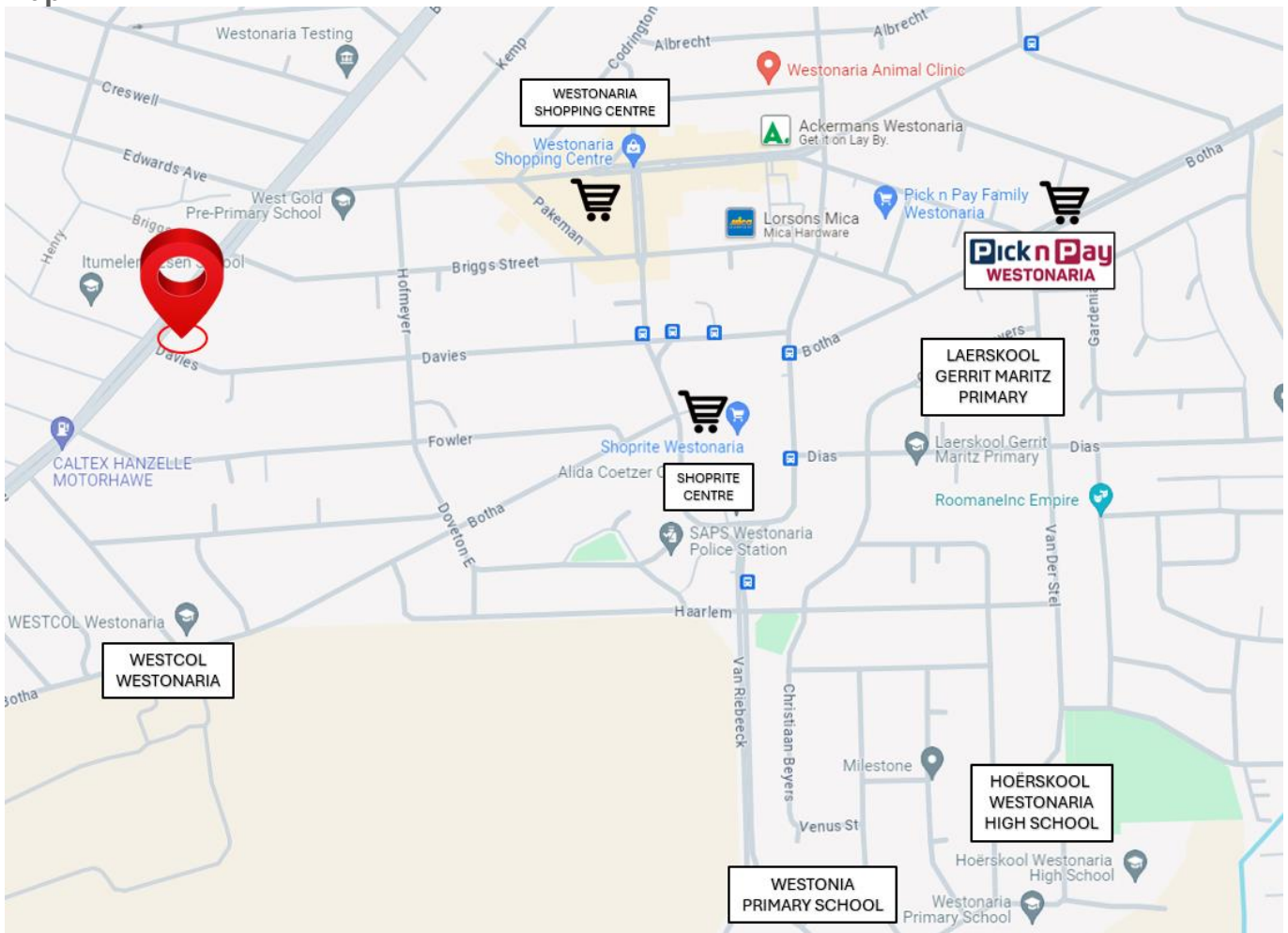








## Map





**GPS Co-Ordinates 26°19'13.2"S 27°38'34.1"E**  
**-26.320340, 27.642818**

### Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

**For more information, or to pre-register for the auction, please contact:**

**Dehan Engelbrecht**

**073 154 1745 / [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)**

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