

# INFORMATION PACK

FOR

# LARGE FAMILY HOME WITH FLAT NEWLY RENOVATED

2 MOERDYK STREET, VANDERBIJLPARK



ON SITE AUCTION – Tuesday, 9 April 2024 @ 11h00  
Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Property Information

### Title Deed Information –

**PORTION 0 OF 1289, VANDERBIJL PARK SOUTH WEST NO 5 EXT 4, GAUTENG – IQ**

**Known As: 2 MOERDYK STREET, VANDERBIJLPARK**

**Title Deed: T4838/2015**

**Extent: 1729m<sup>2</sup>**

**Local Authority: EMFULENI LOCAL MUNICIPALITY**

**Registration Division: IQ**

**Province: GAUTENG**

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

**Zoning: RESIDENTIAL**

## Property Information

This extensive and well-kept property is situated in the well-established SW 5 part of Vanderbijlpark and is close to Riverside Centre, Hoërskool Transvalia, and Laerskool P F Malherbe.

The property is located at the end of a cul-de-sac with minimum traffic. There is electric fencing around the entire property and with additional excellent security.

This family home gives a warm welcoming feeling with recent renovations that create an easy flow with modern finishes and flooring. Spacious bedrooms open onto a well-planned entertainment area, and there is also a beautiful bachelor apartment.

The home has a modern contemporary open-plan kitchen with a gas hob and aga stove, with granite tops and ample storage space. There is also a large separate laundry room, scullery, and big walk-in pantry.

An open plan kitchen and living room, in addition to a dining room and an family room offer large entertainment areas.

The home offers 5 spacious bedrooms, with 4 bedrooms opening onto the patio by the swimming pool. The main bedroom has a big walk-in closet, an en-suite bathroom with modern finishes, and an outside shower. The 5<sup>th</sup> bedroom can be used as a study. In addition to a guest toilet, there is a spacious modern full bathroom.

A separate outdoor entertainment center with indoor braai and bar opens onto the swimming pool. The home also offers a separate flat with kitchenette and bathroom.

Outbuildings include a double garage, additional garages and car port, and various storage rooms. The large workshop area is perfect for a work-from-home opportunity.

The property has an established garden and a borehole, with an orchard.

### Property Description:

- 5 Bedrooms
- 2 Full Bathrooms
- Guest Toilet
- Kitchen
- 3 Living Rooms
- Study Nook
- Entertainment Center with Braai & Bar
- Bachelor Flat with Kitchenette & Bathroom
- Swimming Pool
- Double Garages & Car Port
- Large Workshop
- Staff Quarters
- Borehole
- Wendy (with electricity)
- Security - Security Gates & Electric Fence

**Rates & Taxes:** ± R2,555.42 p/m

### Photos – Main House

















### Photos – Flat



### Photos – Pool House / Entertainment Area



### Photos – Workshop / Workspace / Caravan Stand

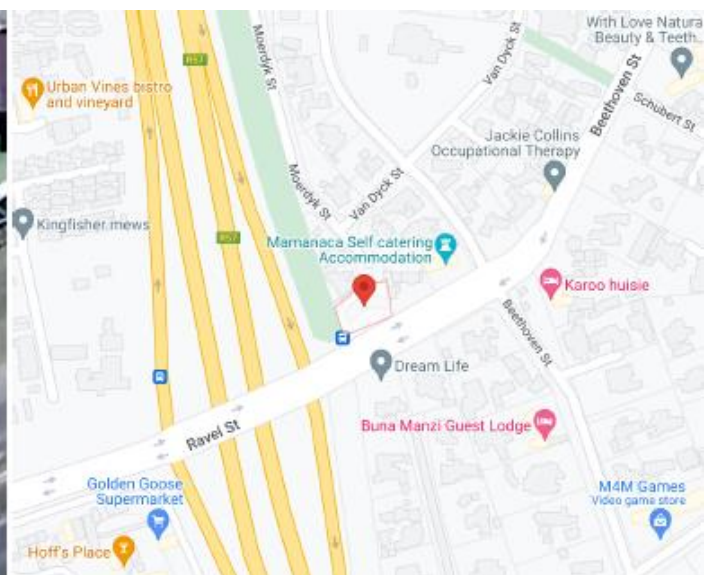




## Map



**GPS Co-Ordinates 26°44'13.5"S 27°49'26.9"E**  
**-26.737071, 27.824130**





## 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:

**Pieter Nel**

**084 8800 165**

**[pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

## Disclaimer

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