

INFORMATION PACK

FOR

MODERN 3 BED SIMPLEX GARDEN & POOL

35 VANILLA COURT, 100 GRIFFITHS ROAD, EQUESTRIA

****OWNER EMIGRATED****



ON-SITE AUCTION – Wednesday, 8 May 2024 @ 11h00

Pieter 084 8800 165 | pieter@bideasy.co.za

www.bideasy.co.za

Property Information

Title Deed Information –

SS VANILLA COURT (989/2004), EQUESTRIA, GAUTENG – JR

Known As: 35 VANILLA COURT, 100 GRIFFITHS ROAD, EQUESTRIA, PRETORIA

Title Deed: ST3109/2022

Extent: 152m²

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The Seller is NOT Registered for VAT

Zoning: RESIDENTIAL

Property Description

This well-maintained and modern home is situated in Vanilla Court complex in Equestria providing safe and secure living. With its modern interior and well-planned exterior, this home makes for very comfortable living.

Vanilla Court is situated near The Grove Mall and Life Wilgers Hospital. Schools in the area include nurseries, Lynnwood Ridge Primary, Hoërskool Die Wilgers, Willow Ridge High School, and Curro High and Primary. This property also offers easy access to the N4 and Lynnwood Road.

This house offers a spacious living area with an open-plan kitchen and lounge area. The kitchen has modern finishes, ample storage and counter space, and a separate scullery.

The living area is filled with natural light, creating a warm and welcoming atmosphere with access to the patio leading out to the garden. There are 3 bedrooms and 2 full bathrooms. The spacious main bedroom has an ensuite bathroom and the additional 2 bedrooms share a second bathroom.

This unit has a swimming pool with solar heating panels. The patio has ripstop canvas blinds which can be used to enclose the patio. There is also a built-in braai area which is perfect for entertaining.

The property has a courtyard, a double garage with storage space, a parking bay, and 2 x JoJo tanks.

This property is an outstanding investment opportunity for first-time homeowners and is perfectly located close to all the necessary amenities, schools, and medical facilities.

Rates & Taxes: ± R980.00 p/m | Levies: ± R3,000.00 p/m

This Property Offers

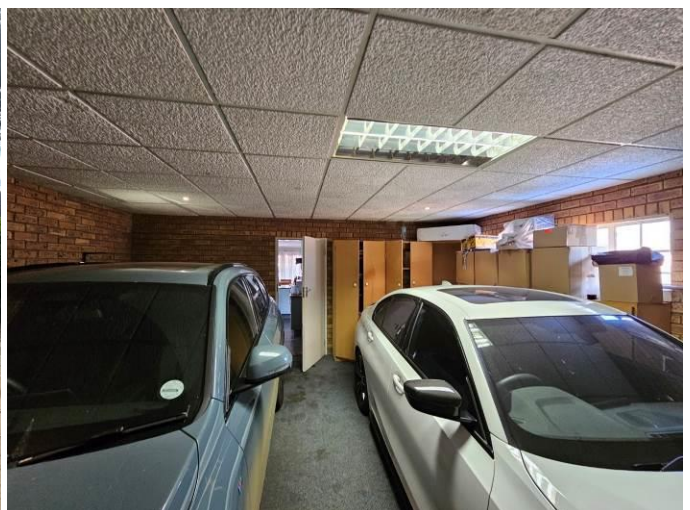
- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Lounge
- Garden
- Patio
- Courtyard
- Garden
- Swimming Pool (Solar Heating Panels)
- Double Garage
- Parking Bay
- Pre-Paid Electricity
- 24 Hour Security (Estate)



Vanilla Court is a well-kept complex with an access-controlled gate and excellent security. The complex has 51 modern townhouses.

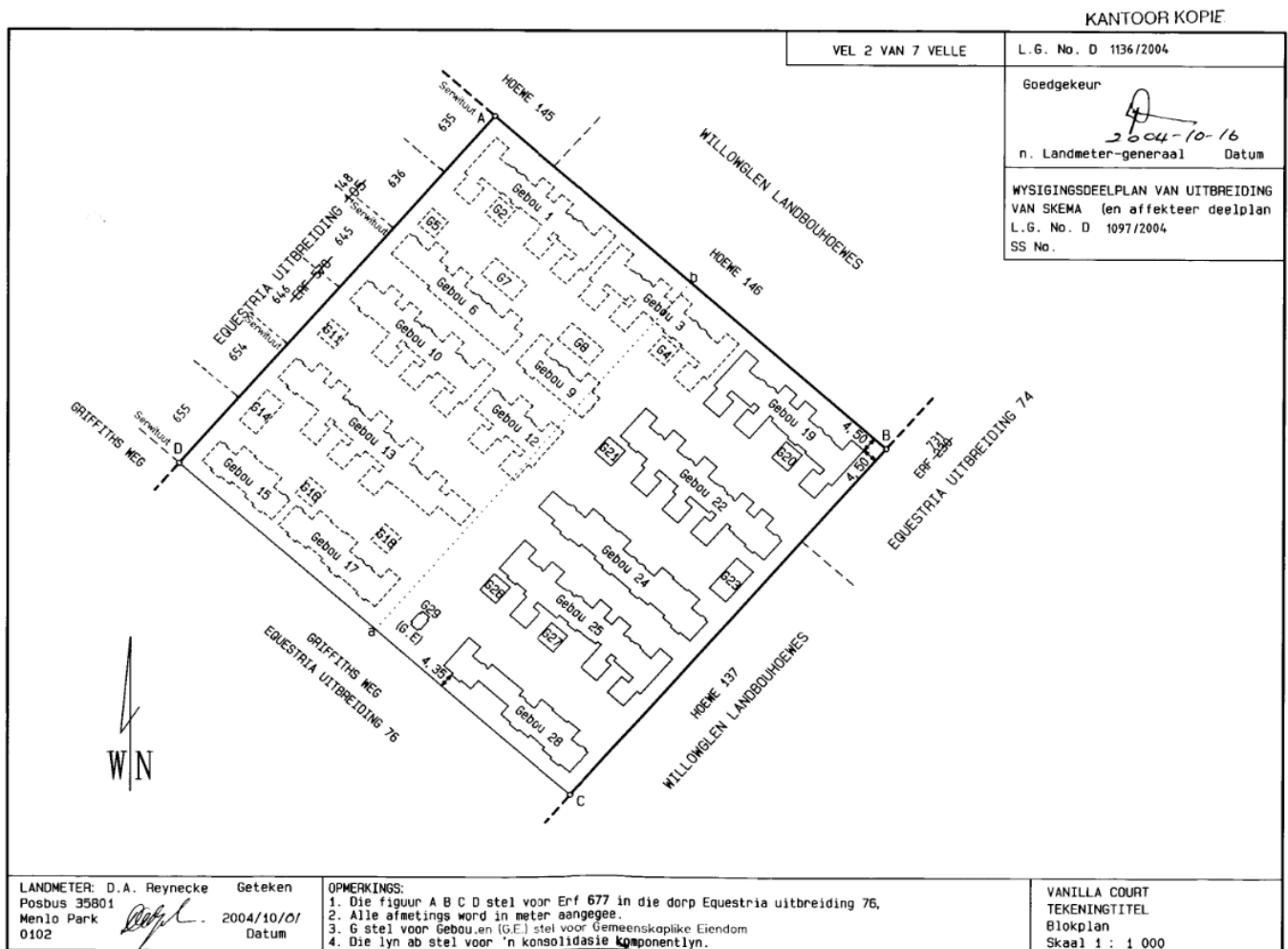
Photos








SG Diagram



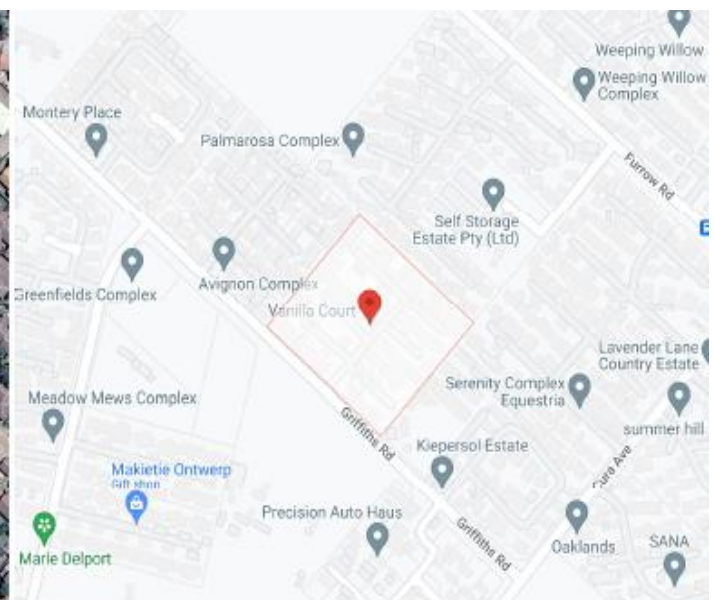
KANTOOR KOPIE

			VEL 7 VAN 7 VELLE		L.G. No. D 1136/2004
			WYSIGINGSDEELPLAN VAN UITBREIDING VAN SKEMA (en affekteer deelplan L.G. No. D 1097/2004 SS No.		Goedgekeur  n. Landmeter-generaal, Datum 2004-10-01
DEEL No.	VLOEROPPERVLAKTE (vierkante meter)	DEELNEMINGSKWOTA-PERSENTASIES	DEEL No.	VLOEROPPERVLAKTE (vierkante meter)	DEELNEMINGSKWOTA-PERSENTASIES
1	152	2, 1646	41	136	1, 9368
2	130	1, 8513	42	136	1, 9368
3	127	1, 8086	43	125	1, 7944
4	152	2, 1646	44	152	2, 1646
5	152	2, 1646	45	130	1, 8513
6	126	1, 7944	46	127	1, 8086
7	130	1, 8513	47	152	2, 1646
8	152	2, 1646	48	125	1, 7801
9	160	2, 2786	49	138	1, 9653
10	160	2, 2786	50	135	1, 9225
11	160	2, 2786			
12	126	1, 7944			
13	160	2, 2786			
14	130	1, 8513			
15	128	1, 8228			
16	152	2, 1646			
17	152	2, 1646			
18	152	2, 1646			
19	152	2, 1646			
20	130	1, 8513			
21	127	1, 8086			
22	152	2, 1646			
23	152	2, 1646			
24	160	2, 2786			
25	136	1, 9368			
26	136	1, 9368			
27	136	1, 9368			
28	136	1, 9368			
29	126	1, 7944			
30	152	2, 1646			
31	128	1, 8228			
32	130	1, 8513			
33	152	2, 1646			
34	126	1, 7944			
35	152	2, 1646	TOTAAL	7022	100, 0000
36	152	2, 1646			
37	127	1, 8086			
38	130	1, 8513			
39	136	1, 9368			
40	136	1, 9368			

LANDMETER: D.A. Reynecke Geteken
Posbus 35801
Menlo Park 0102

VANILLA COURT
TEKENINGTITEL:
Deelnemingskwota-skedule

Map



GPS Co-Ordinates 25°45'59.5"S 28°20'13.1"E
-25.766524, 28.336981



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

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