



## PROPERTY INFORMATION PACK

### SPACIOUS FAMILY HOME

-  : 26 NOVEMBER 2019 @11H00
-  : 435 CEDAR ROAD, EDENDALE Q,  
MSUNDUZI, KWAZULU NATAL
-  : GERARD HARDING
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# NOTICE TO BUYERS & DISCLAIMER

## IMMOVABLE PROPERTY

### NOTICE TO BUYERS

<b>Registration Fee</b>	:	<b>Not Applicable</b>
<b>Confirmation Period</b>	:	<b>21 days confirmation period by the seller</b>
<b>Deposit on Purchase Price</b>	:	<b>10% payable by electronic transfer (EFT)</b>
<b>Guarantees on Balance</b>	:	<b>30 days from date of acceptance</b>
<b>Buyer's Commission</b>	:	<b>Not Applicable</b>
<b>Outstanding Rates and Taxes, &amp; Levies</b>	:	<b>PURCHASER is liable for all outstanding rates and taxes, &amp; levies</b>

Bidders must adhere to FICA requirements on registration. **No** cash will be accepted at the auction. No exceptions.

### DISCLAIMER

The details provided in this document have been gathered from various sources and are supplied in good faith. Therefore, Tirhani Auctioneers does not guarantee the correctness of the information as it is for reference purposes only.

**AUCTIONEER** : **Gerard Harding**

Rules of Auction and Offer to Purchase are available at [www.tirhani.co.za](http://www.tirhani.co.za)

## PROPERTY DETAILS

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**REGISTERED ADDRESS** : Erf 435 Edendale Q, Msunduzi, Kwazulu Natal

**BETTER KNOWN AS** : 435 Cedar Road, Edendale Q, Msunduzi, Kwazulu Natal

**ERF / STAND NUMBER** : Erf 435

**ERF / STAND SIZE** : 403 m<sup>2</sup>

**TITLE DEED NUMBER** : TF51036/2005

**OWNERSHIP TYPE** : Freehold

**ZONING** : Residential

**GPS COORDINATES** : -29.6682, 30.3594



# PROPERTY DESCRIPTION

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Spacious 4 Bedroom Family Home, with an established garden in Edendale Q.  
Conveniently close to Pietermaritzburg Airport, Edendale Hospital and Greater Edendale Mall.

## MAIN BUILDING

Kitchen  
Lounge  
4 Bedrooms (main en-suite)  
Bathroom

## EXTERNAL BUILDING

Rondavel  
Carport

## GENERAL INFORMATION

The property is situated in Edendale Q, within easy distance to most local amenities and main arterial routes as represented in the table below:

Amenity	Type	Distance (km)
 Pietermaritzburg Airport	Airport	4.55 km
 Mageza Service Station Ridge Park Sasol	FillingStation	2.18 km
 Maistrys Garage	FillingStation	2.90 km
 Total - Southgate	FillingStation	3.91 km
 Kwa Hlenga Hospital	Hospital/Clinic	3.13 km
 Edendale Hospital	Hospital/Clinic	3.54 km
 SAPS - Plessislaer	PoliceStation	3.27 km
 Hlelingomuso Primary School	PrimarySchool	0.04 km
 Philani Primary School	PrimarySchool	0.71 km
 Ndabanhele Primary School	PrimarySchool	0.92 km
 Greater Edendale Mall	ShoppingCentre	3.00 km
 Southgate Shopping Centre	ShoppingCentre	4.09 km

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# PROPERTY PHOTOGRAPHS

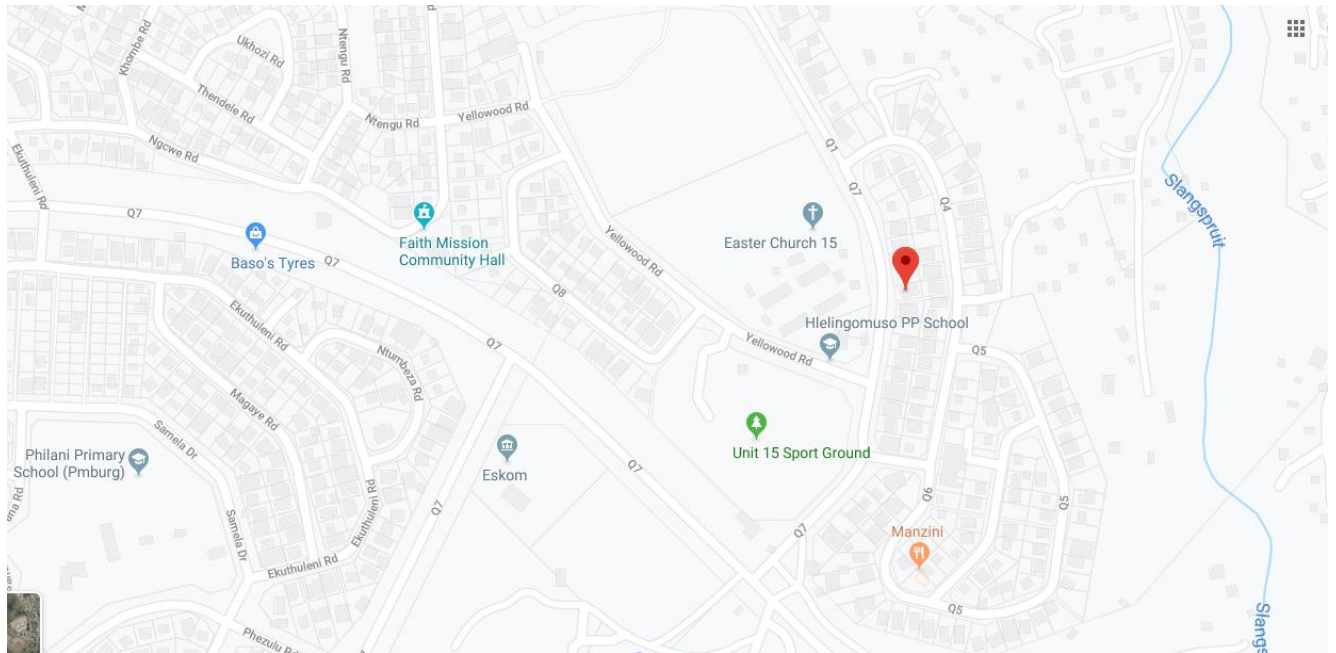
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# MAPS

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## LOCATION MAP



## Driving Directions

### Drive from R56

Follow R56 to Ambleton, Pietermaritzburg  
 Drive to Q7 in Edendale Q  
 436 Q7

### Pietermaritzburg

Head north  
 Turn left toward Willowfountain Rd  
 Turn right onto Willowfountain Rd  
 Turn right onto Q7  
 Turn left to stay on Q7  
 Destination will be on the right  
 436 Q7



# AERIAL MAPS

