



ONLINE AUCTION

PROPERTY **INFORMATION** PACK

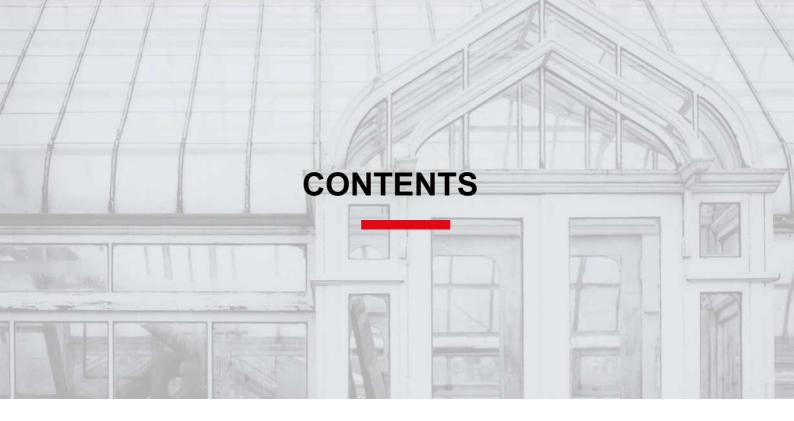
3 BEDROOM APARTMENT IN RYNFIELD

- 23 JUNE 2020 (BID OPENS @ 09:00) 26 JUNE 2020 (BID CLOSES FROM
- 0 : 14:00)
- Ľ UNIT 21 (DOOR 16) VILLA MIA, 4 VIOOL 2 STREET, RYNFIELD
- R : GERARD HARDING
- S : 064 758 2738
- @ www.tirhani.co.za

Tirhani Auctioneers Gauteng CC; Reg.: 2008/016935/23

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- 1. Notice to Buyers & Disclaimer
- 2. Property Details
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NOTICE TO BUYERS & DISCLAIMER

NOTICE TO BUYERS

Registration Fee	:	R10 000 refundable
Confirmation Period	:	14 days confirmation period by the seller
Deposit on Purchase Price	:	20% payable by electronic transfer (EFT)
Guarantees on Balance	:	30 days from date of acceptance
Buyer's Commission	:	6% plus VAT over & above purchase price
Outstanding Rates and	:	SELLER is liable for all outstanding rates and
Taxes & Levies		taxes & levies

Bidders must adhere to FICA requirements on registration. No cash will be accepted at the auction. No exceptions. Successful buyers must become members of the Home Owners Association (If applicable) Rules and regulations attached as attachment A.

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

: Online Auction

Rules of Auction and Offer to Purchase are available at www.tirhani.co.za



REGISTERED ADDRESS	:	Sect 21 of Plan 110/2010 Known as Villa Mia Situated At Erf 4033 Rynfield Ext 101 Ekurhuleni Metropolitan Municipality Gauteng
BETTER KNOWN AS	:	Unit 21 (Door 16) Villa Mia, 4 Viool Street, Rynfield
UNIT NUMBER	:	21
UNIT SIZE	:	85 m ²
TITLE DEED NUMBER	:	ST19106/2012
OWNERSHIP TYPE	:	Sectional Title
ZONING	:	Residential
GPS COORDINATES	:	-26.132777, 28.343602



PROPERTY DESCRIPTION

Features

3 Bedrooms (1 en-suite)

Kitchen

Bathroom

Lounge

External feature

Carport

Additional features

Communal Braai Area Built in Cupboards Prepaid Electricity



GENERAL INFORMATION

The property is situated in an established residential area in Rynfield, within easy distance to most local amenities and main arterial routes as represented in the table below:

Amenity	Туре	Distance (km)			
Sasol Rynfield	FillingStation	0.73 km			
Engen Rynfield Service Station — Crystal Park Service Station — Multicare Clinic	FillingStation FillingStation Hospital/Clinic	1.33 km 2.51 km D.81 km			
			Rynmed Rynpark Hospital	Hospital/Clinic	1.15 km
			— TLC Wellbeing Clinic — SAPS - Crystal Park Police SAPS - Inglethorpe AH — Police SAPS - Northmead	Hospital/Clinic PoliceStation	2.13 km 3.08 km 4.02 km
PoliceStation					
PoliceStation	4.70 km				
- Darling Pre Primary School	PrePrimarySchool	1.45 km			
B SPARK Rynfield	PrimarySchool	0.84 km			
— Qalabotjha Secondary School — Rynfield Terrace - North	SecondarySchool	1.84 km			
	ShoppingCentre	0.62 km			
Rynfield Terrance - South	ShoppingCentre	0.74 km			
Rynfield Shopping Centre	ShoppingCentre	1.63 km			

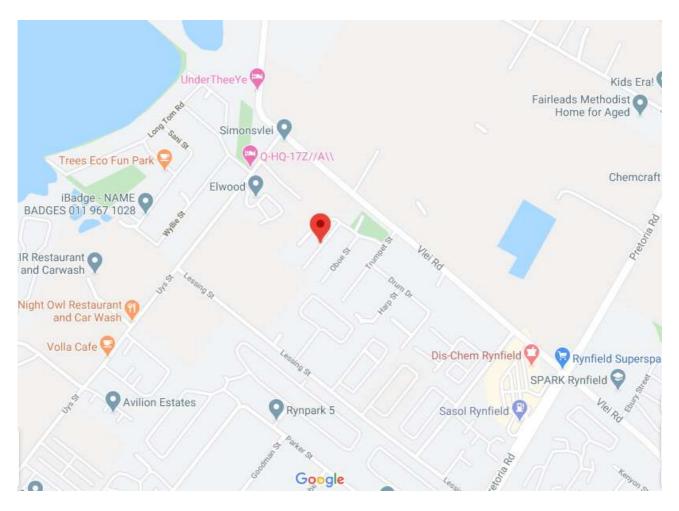


PROPERTY PHOTOGRAPHS





LOCATION MAP



AERIAL MAP

