



ONLINE AUCTION

PROPERTY INFORMATION PACK

3 BEDROOM APARTMENT IN RYNFIELD

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

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

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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

PROPERTY DETAILS

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

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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	Type	Distance (km)
Sasol Rynfield	FillingStation	0.73 km
 Engen Rynfield Service Station	FillingStation	1.33 km
Crystal Park Service Station	FillingStation	2.51 km
Multicare Clinic	Hospital/Clinic	0.81 km
 Rynmed Rynpark Hospital	Hospital/Clinic	1.15 km
TLC Wellbeing Clinic	Hospital/Clinic	2.13 km
SAPS - Crystal Park	PoliceStation	3.08 km
 Police SAPS - Inglethorpe AH	PoliceStation	4.02 km
Police SAPS - Northmead	PoliceStation	4.70 km
Darling Pre Primary School	PrePrimarySchool	1.45 km
 SPARK Rynfield	PrimarySchool	0.84 km
Qalabotjha Secondary School	SecondarySchool	1.84 km
Rynfield Terrace - North	ShoppingCentre	0.62 km
 Rynfield Terrace - South	ShoppingCentre	0.74 km
Rynfield Shopping Centre	ShoppingCentre	1.63 km

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PROPERTY PHOTOGRAPHS



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MAPS

LOCATION MAP



AERIAL MAP

