






## PROPERTY INFORMATION PACK

### 3 BEDROOM HOUSE IN EQUESTRAIN SMALL HOLDING

-  : 260 RIVIER STREET, BON ACCORD AH,  
PRETORIA
-  : GERARD HARDING
-  : 064 758 2738
-  : [www.tirhani.co.za](http://www.tirhani.co.za)

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

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# NOTICE TO BUYERS & DISCLAIMER

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## NOTICE TO BUYERS

<b>Registration Fee</b>	:	<b>Not applicable</b>
<b>Confirmation Period</b>	:	<b>14 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</b>	:	<b>SELLER is liable for all outstanding rates and</b>
<b>Taxes &amp; Levies</b>		<b>taxes &amp; levies</b>

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.

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## 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.

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# PROPERTY DETAILS

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**REGISTERED ADDRESS** : Holding 39 of Bon Accord Agricultural Holdings, City of Tshwane  
Metropolitan Municipality, Gauteng

**BETTER KNOWN AS** : 260 Rivier Street, Bon Accord AH, Pretoria

**ERF NUMBER** : 39

**ERF SIZE** : 2.2948 Ha

**TITLE DEED NUMBER** : T34381/2005

**OWNERSHIP TYPE** : Freehold

**ZONING** : Residential

**GPS COORDINATES** : -25.6186, 28.2001

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# PROPERTY DESCRIPTION

## Features

3 Bedrooms  
Main Bedroom (En-suite)  
Kitchen  
Full Bathroom  
TV Room  
Hobby Room  
Laundry

## External Feature

6 X Parking Area

## Additional Features

Strong Equipped Borehole  
Single Phase Eskom Power

## GENERAL INFORMATION

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

Amenity	Type	Distance (km)
 Wonderboom National Airport	AirportInternational	4.46 km
 Bon Accord Motors Sasol	FillingStation	1.11 km
 Total - Lavender Road	FillingStation	2.89 km
 Caltex Ellis Motors	FillingStation	3.47 km
 National Intervention Unit	PoliceStation	3.50 km
 Kodumela Primary School	PrimarySchool	1.93 km
 Onderstepoort Primary School	PrimarySchool	3.04 km
 Bon Accord Shopping Centre	ShoppingCentre	1.08 km
 Good Luck Convenience Centre	ShoppingCentre	4.05 km
 Doornpark Shopping Centre	ShoppingCentre	4.91 km
 University of Pretoria - Faculty of Veterinary Science	TertiaryInstitution	3.72 km

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# PROPERTY PHOTOGRAPHS

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# MAPS

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## LOCATION MAP





# AERIAL MAP

