



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

INSOLVENT ESTATE: RB SEKGALA
MASTER'S REFERENCE NUMBER: G410/2019

BUYERS INFORMATION PACK

801 CANNES DRIVE, MONTECELLO COUNTRY ESTATE
21 TAMBOTI ROAD, SUMMERSET, MIDRAND



TIMED ONLINE AUCTION:

STARTING MONDAY 12 MAY 2025 AT 10H00
CLOSING FRIDAY 16 MAY 2025 AT 10H00

Auctioneer: Roy Lazarus / Clive Lazarus

Unit Number 10, Ferndale Mews North,
Cnr Oak & Dover Road, Ferndale, Randburg, 2194
Tel: (011) 789-4375 // 066 586 2233
www.parkvillage.co.za



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DISCLAIMER

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CONDITIONS OF SALE

Deposit:	15% of the Purchase Price payable on the day of the auction
Commission:	Buyer's commission of Six (6%) plus VAT payable on the day the auction
Confirmation Period:	Fourteen (14) Business Days from date of signature
Occupation:	Occupation is on the registration of transfer of the property into the Purchaser's name
Risk, Control & Insurance:	The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser <i>on the registration of transfer of the property into the Purchaser's name</i> and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges
Transfer Duty / VAT:	Transfer Duty or VAT is Payable on the Purchase amount (NOT BOTH)
Registration Deposit:	A refundable registration fee of R10 000.00 is payable into the Auctioneers' FNB Trust Account
Note:	Please register on our website www.parkvillage.co.za in order to bid on our Timed Online Auction

FOR MORE INFORMATION PLEASE CONTACT: Debbie 011 789 4375



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PROPERTY DESCRIPTION

REGISTERED DESCRIPTION:

Erf 801 Portion 0, Summerset Extension 20, City Of Johannesburg Metropolitan Local Municipality, Registration Division JR, Gauteng Province.

TITLE DEED NUMBER:

T135891/2005

REGISTERED EXTENT OF PROPERTY:

863 Square Metres

DESCRIPTION:

A double storey residential dwelling with three bedrooms, a double garage in a private secure estate in Summerset, Midrand.

THE RESIDENTIAL DWELLING:

The subject property has been improved with a double-storey residential dwelling of a plastered and painted brick walling fitted with timber framed glazing under a pitched and tiled roofing structure and, with access from the driveway and front garden area, is comprised on the Ground Floor of a double volume entrance foyer, lounge, guest cloakroom, an open plan dining room and kitchen and a scullery. Glazed timber doors from the foyer area give access to a small patio leading to the back-garden with the scullery back door leading out to the courtyard area on the side of the dwelling. A pedestrian staircase from the entrance foyer area leads to the Upper Level comprising a landing and passage, three (3) bedrooms and two (2) bathrooms (one en-suite). Located at the front left of the dwelling, is a double garage fitted at the front thereof with an automated timber garage door and an interleading door giving direct pedestrian access into the dwelling via the lounge area. The front of the property leading up to the double and front door of the dwelling is unbound while the side and back perimeters are bound by plastered and painted brick walling approximately 1.8 Metres in height.



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GARDEN AND LEISURE FACILITIES:

The unit offers no leisure facilities other than the patio with built-in braai and garden

BODY CORPORATE INFORMATION:

MANAGING AGENT:

The financial affairs of "Montecello Estate" are managed by Symbion Property Services

Contact Details:	Daniel Patterson
Contact Number:	082 794 5006
E-mail:	daniel@symbiongroup.co.za

LEVY INFORMATION:

Basic Levy:	R2 387.000
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MUNICIPAL INFORMATION:

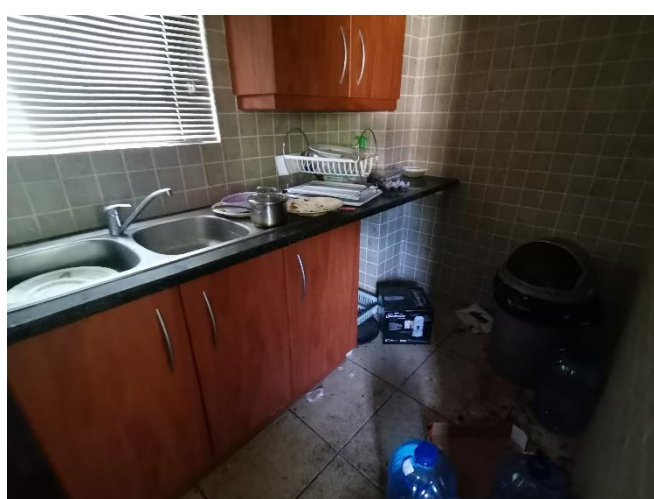
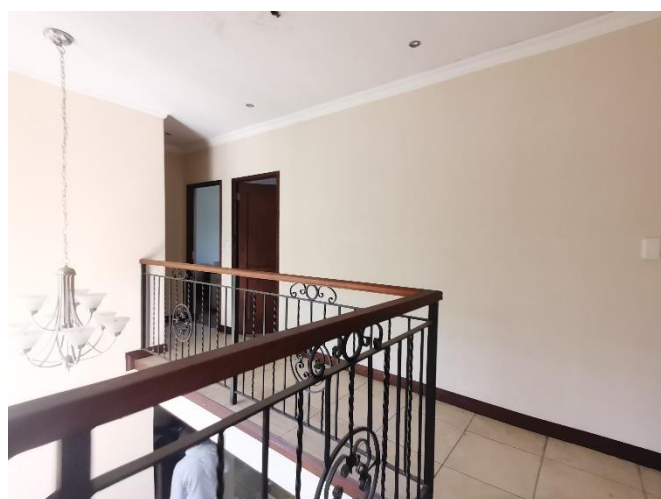
MUNICIPAL VALUATION: R3 035 000.00

Monthly Rates	R2 079.74
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PHOTOGRAPHS



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This image shows a blank sheet of white paper with horizontal black ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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