PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

MULTI PROPERTY MARKETING PACK

MAGOGUDI CONSTRCUTION CC

Timed Online Auction Sale
Starting Monday 9 November 2026 at 10h00 and closing on Thursday 12 November 2026 at 10h00 Contact or Debbie 011 789 4375

For more information please visit our website or email us at
www.parkvillage.co.za / auctions@parkvillage.co.za

INVITATION TO SUBMIT OFFERS:

Deposit: FICA Documentation and Deposit of 10% of the Purchase Price is payable into the Agents FNB Trust Account on acceptance of the offer submitted

Commission: Buyer's Commission of 5% plus VAT payable into the Agents FNB Trust Account on acceptance of offer by the Seller

Offer Acceptance Period: The offer will remain irrevocable and open for acceptance by the Seller for a period of Fourteen (14) Business days from date of submission of the offer. The Seller reserves the right to considered any other offers during the acceptance period. The Seller reserves the right to accept or not accept any offer received .

Occupation: Date of Registration of Transfer

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 on the date of registration of transfer into the Purchaser's name 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, licenses and other official and/or municipal and consumable charges.

VAT: The Seller is a registered VAT Vendor and VAT at 15% on the purchase price is payable.

FOR MORE INFORMATION PLEASE CONTACT:

Debbie 011 789 4375
E-mail: auctions@parkvillage.co.za

DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither the Auctioneer nor the Seller/s guarantee the accuracy of the information and neither will be held liable for any loss or damages resulting from any errors or omissions in the information herein provided, whether due to the negligence or otherwise of Park Village Auctions or the Sellers or any other person.

PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

GAUTENG PROVINCE

1)	BRYANSTON, JOHANNESBURG (1 PROPERTY)
2 - 10)	STRUBEN RIDGE ESTATE, ROODEPOORT (9 PROPERTIES)
11 - 12)	MAYERS ESTATE, ROODEPOORT (2 PROPERTIES)
13)	FEATHERBROOK ESTATE, KRUGERSDORP (1 PROPERTY)
14)	CARLSWALD NORTH ESTATE, MIDRAND (1 PROPERTY)
15)	COPPERLEAF ESTATE, CENTURION (1 PROPERTY)

FOR MORE INFORMATION PLEASE CONTACT:

Debbie 011 789 4375
E-mail: auctions@parkvillage.co.za

PROPERTY INFORMATION SHEET

Registered Description:	Erf 687 Allen's Nek Extension 21, District of the City of Johannesburg Metropolitan Municipality, JR, Gauteng Province
Location:	Stand Number 687 *situated in the* **Strubens Ridge Residential Estate**, Number 2 Wilhelmina Avenue, Allen's Nek, Roodepoort, Johannesburg
GPS co-ordinates:	-26.132081, 27.898540
Property Type:	Partly constructed dwelling
Land Size:	380m²
GBA (on completion):	473m²
Zoning:	Residential
Municipal Value:	R 460 000.00
Rates & Taxes:	R1 516.24
Basic Levy:	R 2 911.55
Building Penalty:	R 796.00
Comments:	The subject property is situated within a **secure, middle- to upper-income residential estate**. The property is improved with a **partly constructed, 3-storey, free-standing dwelling**. The completed building improvements appear to be structurally sound and approximately 60% complete. The estate is situated just off **Hendrik Potgieter Road**, against the Constantia Ridge, affording the subject property **expansive views over the north-western suburbs of Johannesburg**.













FOR MORE INFORMATION CONTACT:

Debbie
Contact details: 011 789 4375
E-mail: auctions@parkvillage.co.za

PROPERTY INFORMATION SHEET

Registered Description:	Erf 688 Allen's Nek Extension 21, District of the City of Johannesburg Metropolitan Municipality, JR, Gauteng Province
Location:	Stand Number 688 *situated in the* **Strubens Ridge Residential Estate**, Number 2 Wilhelmina Avenue, Allen's Nek, Roodepoort, Johannesburg
GPS co-ordinates:	-26.132198, 27.898394
Property Type:	Partly constructed dwelling
Land Size:	386m²
GBA (on completion):	458m²
Zoning:	Residential
Municipal Value:	R 470 000.00
Rates & Taxes:	R1 549.20
Basic Levy:	R 2 911.55
Building Penalty:	R 796.00
Comments:	The subject property is situated within a **secure, middle- to upper-income residential estate**. The property is improved with a **partly constructed, 3-storey, free-standing dwelling**. The completed building improvements appear to be structurally sound and approximately 60% complete. The estate is situated just off **Hendrik Potgieter Road**, against the Constantia Ridge, affording the subject property **expansive views over the north-western suburbs of Johannesburg**.













FOR MORE INFORMATION CONTACT:

Debbie
Contact details: 011 789 4375
E-mail: auctions@parkvillage.co.za

MAGOGUDI CONSTRUCTION CC

Gauteng Province
September 2026

PROPERTY INFORMATION SHEET

Registered Description:	Erf 689 Allen's Nek Extension 21, District of the City of Johannesburg Metropolitan Municipality, JR, Gauteng Province
Location:	Stand Number 689 *situated in the* **Strubens Ridge Residential Estate**, Number 2 Wilhelmina Avenue, Allen's Nek, Roodepoort, Johannesburg
GPS co-ordinates:	-26.132198, 27.898394
Property Type:	Partly constructed dwelling
Land Size:	389m²
GBA (on completion):	443m²
Zoning:	Residential
Municipal Value:	R 470 000.00
Rates & Taxes:	R1 549.20
Basic Levy:	R 2 911.55
Building Penalty:	R 796.00
Comments:	The subject property is situated within a **secure, middle- to upper-income residential estate**. The property is improved with a **partly constructed, 4-storey, free-standing dwelling**. The completed building improvements appear to be structurally sound and approximately 60% complete. The estate is situated just off **Hendrik Potgieter Road**, against the Constantia Ridge, affording the subject property **expansive views over the north-western suburbs of Johannesburg**.













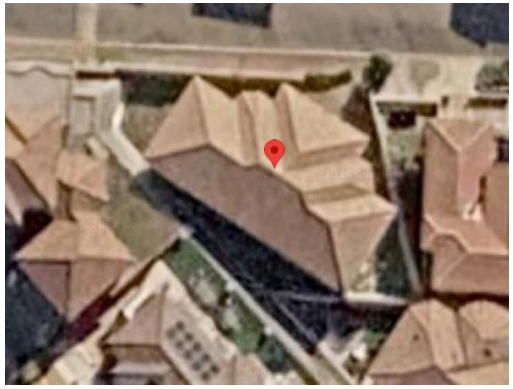
FOR MORE INFORMATION CONTACT:

Debbie
Contact details: 011 789 4375
E-mail: auctions@parkvillage.co.za

PROPERTY INFORMATION SHEET

Registered Description:	Erf 692 Allen's Nek Extension 21, District of the City of Johannesburg Metropolitan Municipality, JR, Gauteng Province
Location:	Stand Number 692 *situated in the* **Strubens Ridge Residential Estate**, Number 2 Wilhelmina Avenue, Allen's Nek, Roodepoort, Johannesburg
GPS co-ordinates:	-26.131937, 27.897961
Property Type:	Partly constructed dwelling
Land Size:	380m²
GBA (on completion):	492m²
Zoning:	Residential
Municipal Value:	R 460 000.00
Rates & Taxes:	R1 516.24
Basic Levy:	R 2 911.55
Building Penalty:	R 796.00
Comments:	The subject property is situated within a **secure, middle- to upper-income residential estate**. The property is improved with a **partly constructed, 3-storey, free-standing dwelling**. The completed building improvements appear to be structurally sound and approximately 80% complete. The estate is situated just off **Hendrik Potgieter Road**, against the Constantia Ridge, affording the subject property **expansive views over the north-western suburbs of Johannesburg**.













FOR MORE INFORMATION CONTACT:

Debbie
Contact details: 011 789 4375
E-mail: auctions@parkvillage.co.za

PROPERTY INFORMATION SHEET

Registered Description:	Erf 693 Allen's Nek Extension 21, District of the City of Johannesburg Metropolitan Municipality, JR, Gauteng Province
Location:	Stand Number 693 *situated in the* **Strubens Ridge Residential Estate**, Number 2 Wilhelmina Avenue, Allen's Nek, Roodepoort, Johannesburg
GPS co-ordinates:	-26.131928, 27.897727
Property Type:	Partly constructed dwelling
Land Size:	380m²
GBA (on completion):	452m²
Zoning:	Residential
Municipal Value:	R 460 000.00
Rates & Taxes:	R1 516.24
Basic Levy:	R 2 911.55
Building Penalty:	R 796.00
Comments:	The subject property is situated within a **secure, middle- to upper-income residential estate**. The property is improved with a **partly constructed, 3-storey, free-standing dwelling**. The completed building improvements appear to be structurally sound and approximately 70% complete. The estate is situated just off **Hendrik Potgieter Road**, against the Constantia Ridge, affording the subject property **expansive views over the north-western suburbs of Johannesburg**.













FOR MORE INFORMATION CONTACT:

Debbie
Contact details: 011 789 4375
E-mail: auctions@parkvillage.co.za

PROPERTY INFORMATION SHEET

Registered Description:	Erf 695 Allen's Nek Extension 21, District of the City of Johannesburg Metropolitan Municipality, JR, Gauteng Province
Location:	Stand Number 695 *situated in the* **Strubens Ridge Residential Estate**, Number 2 Wilhelmina Avenue, Allen's Nek, Roodepoort, Johannesburg
GPS co-ordinates:	-26.132240, 27.898070
Property Type:	Partly constructed dwelling
Land Size:	380m²
GBA (on completion):	575m²
Zoning:	Residential
Municipal Value:	R 470 000.00
Rates & Taxes:	R2 307.32
Basic Levy:	R 2 911.55
Building Penalty:	R 796.00
Comments:	The subject property is situated within a **secure, middle- to upper-income residential estate**. The property is improved with a **partly constructed, 3-storey, free-standing dwelling**. The completed building improvements appear to be structurally sound and approximately 55% complete. The estate is situated just off **Hendrik Potgieter Road**, against the Constantia Ridge, affording the subject property **expansive views over the north-western suburbs of Johannesburg**.













FOR MORE INFORMATION CONTACT:

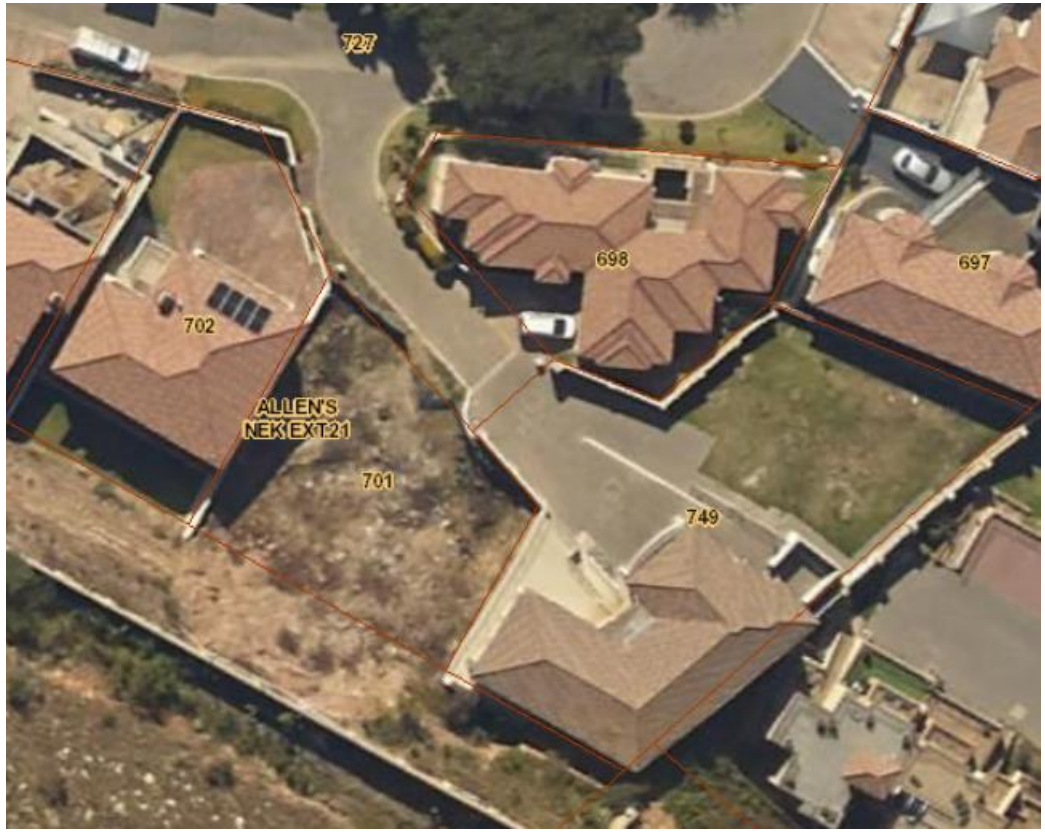
Debbie
Contact details: 011 789 4375
E-mail: auctions@parkvillage.co.za

PROPERTY INFORMATION SHEET

Registered Description:	Erf 701 Allen's Nek Extension 21, District of the City of Johannesburg Metropolitan Municipality, JR, Gauteng Province
Location:	Stand Number 701 *situated in the* **Strubens Ridge Residential Estate**, Number 2 Wilhelmina Avenue, Allen's Nek, Roodepoort, Johannesburg
GPS co-ordinates:	-26.132665, 27.897542
Property Type:	Vacant stand
Land Size:	380m²
GBA:	0m²
Zoning:	Residential
Municipal Value:	R 610 000.00
Rates & Taxes:	R2 040.65
Basic Levy:	R 2 911.55
Building Penalty:	R 796.00
Comments:	The subject stand is situated within a **secure, middle-to upper-income residential estate.** The estate is situated just off **Hendrik Potgieter Road**, against the Constantia Ridge, affording the subject property **expansive views over the north-western suburbs of Johannesburg**. A suggested building plan is available from the Architect.







FOR MORE INFORMATION CONTACT:

Debbie
Contact details: 011 789 4375
E-mail: auctions@parkvillage.co.za

PROPERTY INFORMATION SHEET

Registered Description:	Erf 705 Allen's Nek Extension 21, District of the City of Johannesburg Metropolitan Municipality, JR, Gauteng Province
Location:	Stand Number 705 *situated in the* **Strubens Ridge Residential Estate**, Number 2 Wilhelmina Avenue, Allen's Nek, Roodepoort, Johannesburg
GPS co-ordinates:	-26.132300, 27.896854
Property Type:	Partly constructed dwelling
Land Size:	752m²
GBA (on completion):	948m²
Zoning:	Residential
Municipal Value:	R 1 210 000.00
Rates & Taxes:	R3 988.36
Basic Levy:	R 2 911.55
Building Penalty:	R 796.00
Comments:	The subject property is situated toward the back, highest point of the Estate with unapparelled views **over the north-western suburbs of Johannesburg**. The property is improved with a **partly constructed, 3-storey, free-standing dwelling**. The completed building improvements appear to be structurally sound and approximately 45% complete.













FOR MORE INFORMATION CONTACT:

Debbie
Contact details: 011 789 4375
E-mail: auctions@parkvillage.co.za

PROPERTY INFORMATION SHEET

Registered Description:	Erf 706 Allen's Nek Extension 21, District of the City of Johannesburg Metropolitan Municipality, JR, Gauteng Province
Location:	Stand Number 706 *situated in the* **Strubens Ridge Residential Estate**, Number 2 Wilhelmina Avenue, Allen's Nek, Roodepoort, Johannesburg
GPS co-ordinates:	-26.132122, 27.896961
Property Type:	Partly constructed dwelling
Land Size:	419m²
GBA (on completion):	355m²
Zoning:	Residential
Municipal Value:	R 670 000.00
Rates & Taxes:	R2 208.43
Basic Levy:	R 2 911.55
Building Penalty:	R 796.00
Comments:	The subject property is situated within a **secure, middle- to upper-income residential estate**. The property is improved with a **partly constructed, 3-storey, free-standing dwelling**. The completed building improvements appear to be structurally sound and approximately 55% complete. The estate is situated just off **Hendrik Potgieter Road**, against the Constantia Ridge, affording the subject property **expansive views over the north-western suburbs of Johannesburg**.













FOR MORE INFORMATION CONTACT:

Debbie
Contact details: 011 789 4375
E-mail: auctions@parkvillage.co.za

PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

"SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 41 YEARS"

Park Village Auctions have a dynamic team leveraging over 40 years' experience. **We are a fully empowered (Level 2 BBBEE) Auction house.** Our services cover all aspects of the auction from liquidations, valuations and storage, with expertise in disposal of immovable property and movable assets and we are looking forward to assisting you with our experienced team in the immovable property auctioning space.

We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates

and proudly moving forward as
"THE AUCTIONEERING COMPANY TRUSTED BY BANKS AND RESPECTED BY BUYERS"

Unit No. 10, Ferndale Mews North, Cnr Oak Ave & Dover Road, Ferndale,
Randburg 2194. PO. Box 2871, Randburg 2125

auctions@parkvillage.co.za

www.parkvillageauctions.co.za

Tel: Debbie 011 789 4375

A REPUTATION BUILT OVER 41 YEARS

NOTES:

PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers