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BTW / VAT No.: 4210263127

## INFORMATION BROCHURE – EXCLUSIVE RESIDENTIAL PROPERTY

**ONLINE 25 – 26 JUNE 2025**

**Property: ERF 118 HALFWAY GARDENS EXT 4, MIDRAND,  
JOHANNESBURG, Registration Division IR, GAUTENG PROVINCE**

**Measuring: 1808 square metres**

**11 FRED VERSEPUT AVENUE, HALFWAY GARDENS, MIDRAND**



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11 Fred Verseput Avenue, Halfway Gardens Extension 4, Gauteng Province

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11 Fred Verseput Avenue, Halfway Gardens Extension 4, Gauteng Province

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## DISCLAIMER, AUCTION INFORMATION AND TERMS & CONDITIONS

### Auction Information

<b>Deposit</b>	10% of the bid price
<b>Commission</b>	7.5% plus 15% VAT thereon of the bid price
<b>Confirmation period</b>	7 days

Rules of auction and conditions of sale available at: [www.ubique.co.za](http://www.ubique.co.za)

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### Terms & Conditions

10% of the purchase price and 7.5% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. Balance on transfer, guarantees to be furnished within 30 days of acceptance. Bidders must provide original proof of identity and residence on registration. All bids are exclusive of VAT. Ubique Auctioneers may bid up to the reserve on behalf of the sellers. Subject to change without notification.

**Auctioneer: Rudi Müller (082 490 7686)**

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### Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither Ubique Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of Ubique Auctioneers (Pty) Ltd or the Seller/s or any other person.

## EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS

**Street address / Location:** 11 Fred Verseput Avenue, Halfway Gardens Extension 4, Gauteng Province

**GPS Coordinates:** (Lat/Long): GPS: (Lat/Long): -26.000678 / 28.116767



**Pin location:**

**Registered Land size:** 1106 square metres

**Zoning:** Residential

**Assessment Rates:** Details on page 8

***(Note:** The registration of transfer of the property might be subject to the application for and issuing of a certificate by the Municipality in terms of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, read with the relevant section(s) of the applicable By-Law).*

**Improvements:** Details of improvements on **page 7**

**Key Investment Highlights** \* Residential property | Excellent Location

*Note: By bidding on this property, prospective purchasers acknowledge that they have acquainted themselves with the extent and the nature of the property they are buying and that they accept the property as such.*

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11 Fred Verseput Avenue, Halfway Gardens Extension 4, Gauteng Province

**GENERAL INFORMATION:****Title Deed information: T117157/2002****REGISTERED OWNER INFORMATION:**

OWNER INFORMATION (1)	
BOTHA FREDERICK	
Person Type**	PRIVATE PERSON
ID Number	7603015068087
Name	BOTHA FREDERICK
Multiple Owners**	NO
Multiple Properties**	NO
Share (%)	-

**DEEDS OFFICE PROPERTY DESCRIPTION**

PROPERTY INFORMATION			
Property Type	ERF	Diagram Deed Number	T58293/1984
Township	HALFWAY GARDENS EXT 4	Local Authority	CITY OF JOHANNESBURG
Erf Number	118	Province	GAUTENG
Portion Number	0	Extent	1106.0000SQM
Registration Division	IR	LPI Code	TOJR01000000011800000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.000678 / 28.116767
Suburb / Town**	HALFWAY GARDENS		

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11 Fred Verseput Avenue, Halfway Gardens Extension 4, Gauteng Province

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## Other Title Deed information

### SG Diagram

*Document currently not available.*

### Servitudes:

As reflected on the SG Diagram (if applicable).

## PROPERTY DESCRIPTION

### 1. PROPERTY - RESIDENTIAL

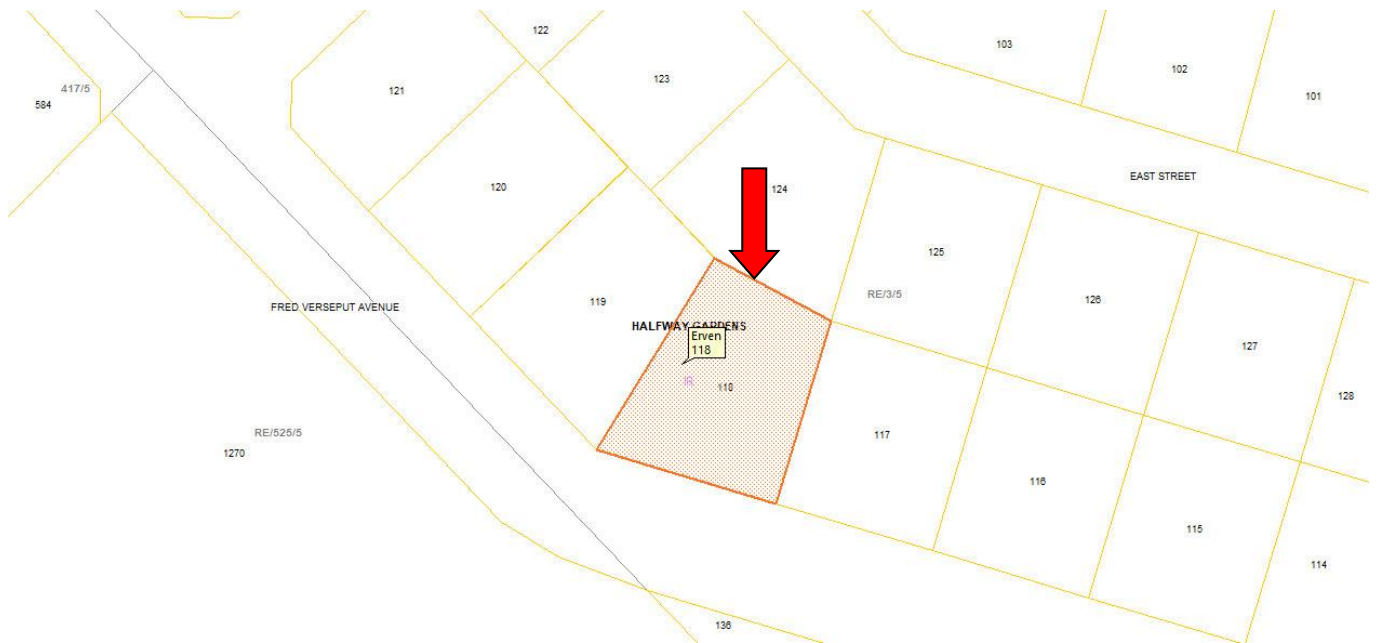
**ERF 118 HALFWAY GARDENS EXTENSION 4,**  
**REGISTRATION DIVISION IR, GAUTENG PROVINCE**

**Measuring:** 1106 m<sup>2</sup>

**Title Deed: T117157/2002**

**Location: 11 Verseput Avenue, Halfway gardens Extension 4**

**GPS: (Lat/Long): -26.000678 / 28.116767**



11 Fred Verseput Avenue, Halfway Gardens Extension 4, Gauteng Province

## **THE IMPROVEMENTS MAINLY CONSIST OF THE FOLLOWING:**

Single-storey residential dwelling comprising of the following:

### **Inside improvements:**

- 3x bedrooms
- 2x bathrooms (main bedroom en suite)
- Living room / Dining room area
- Study nook
- Kitchen
- Hallway
- patio

### **Outside improvements**

- Single lockup garage.
- Garden/yard
- Courtyard.

### **Apartment / Cottage**

- Open plan sitting area
- Kitchen
- 1 bedroom with en suite bathroom

**General remarks:** The property is currently utilized as a preschool.

## **WATER AND ELECTRICITY SUPPLY**

Local municipal connections.

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11 Fred Verseput Avenue, Halfway Gardens Extension 4, Gauteng Province



**Municipal account information – Account Number:**

Monthly property rates levy:	R1,436.43
Basic water & sewer levy	R1,809.29
Basic refuse levy	<u>R 492.20</u>
Total monthly rates & levies	<b><u>R3,737.92</u></b>

**Photographs of the property:**



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11 Fred Verseput Avenue, Halfway Gardens Extension 4, Gauteng Province

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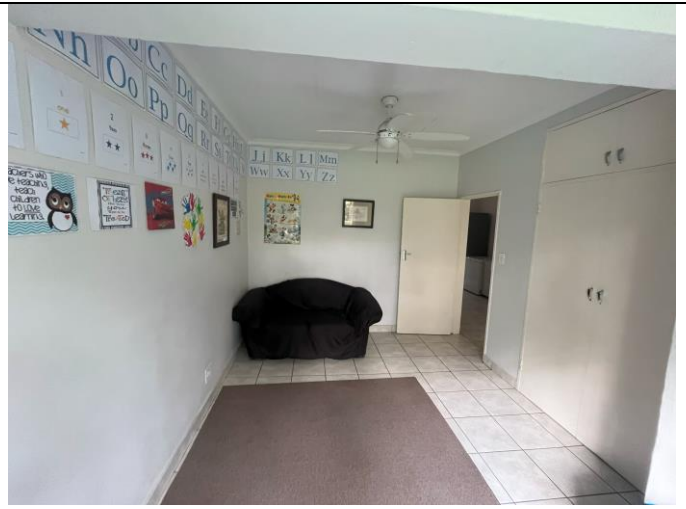


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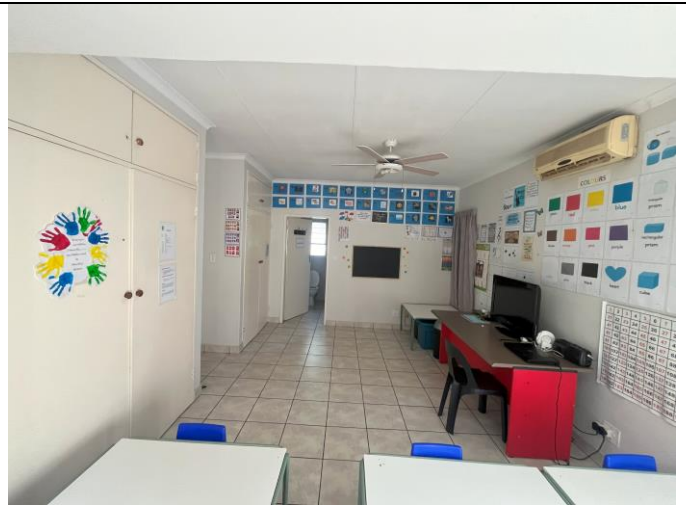
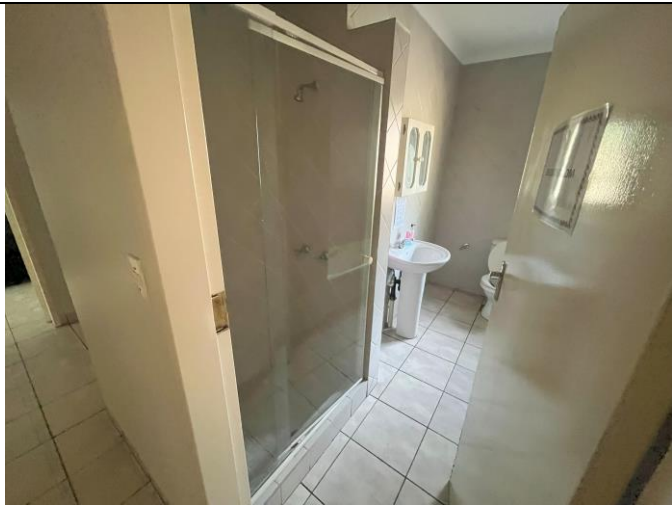
11 Fred Verseput Avenue, Halfway Gardens Extension 4, Gauteng Province

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11 Fred Verseput Avenue, Halfway Gardens Extension 4, Gauteng Province





## Photographs of apartment / cottage



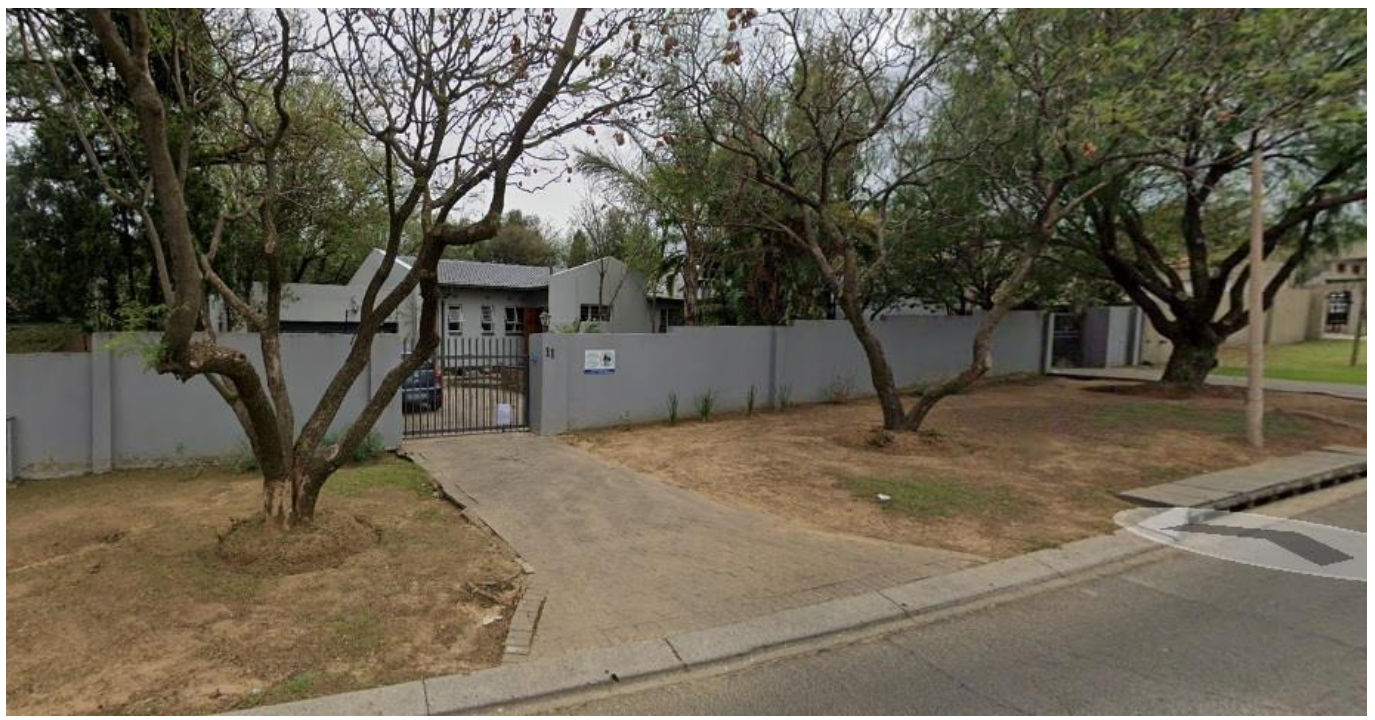
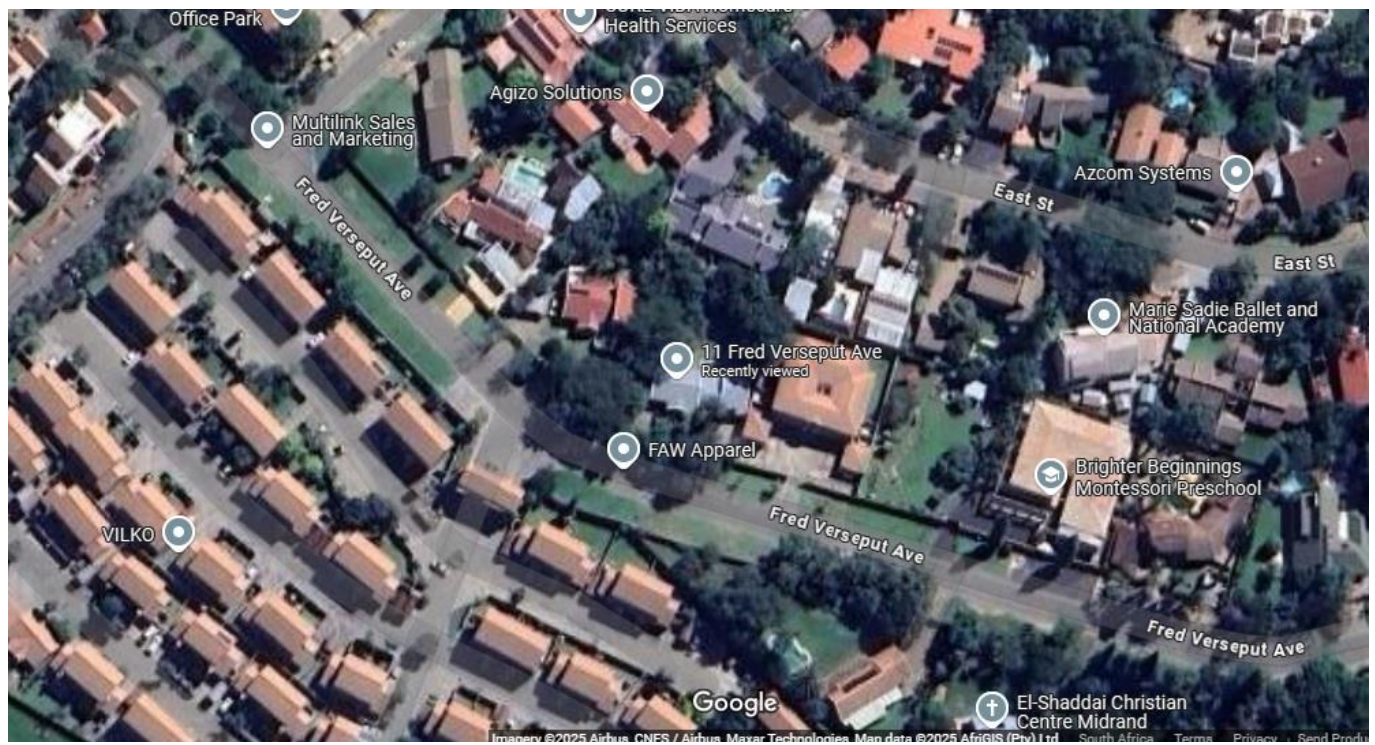
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11 Fred Verseput Avenue, Halfway Gardens Extension 4, Gauteng Province

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## Google earth and GIS images:



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11 Fred Verseput Avenue, Halfway Gardens Extension 4, Gauteng Province

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# ONLINE AUCTION RESIDENTIAL PROPERTY

## HALFWAY GARDENS, MIDRAND

**Location:** 11 Fred Verseput Avenue, Halfway Gardens **GPS (LAT/LONG) -26.000678 / 28.116767**

**Property:** Erf 118 HALFWAY GARDENS EXT 4, GAUTENG PROVINCE:

**MEASURING:** 1106 square metres

3-BEDROOM RESIDENTIAL PROPERTY WITH GARDEN FLATLET

REGISTER  
AND BID  
ONLINE!

## EXCELLENT LOCATION!!



**STARTS**

**09:00 25 JUNE '25**

**ENDS**

**14:00 26 JUNE '25**

**[www.ubique.co.za](http://www.ubique.co.za)**

**Notes:** 1) Contact the auctioneers for further information.

**CONDITIONS:** 10 % of the purchase price and 7.5% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. 7-DAY confirmation period. Balance on transfer, guarantees to be furnished within 30 days of acceptance. Buyers must register and bid online and upload proof of residence and identification. (FICA).

### **For further information:**

**Auctioneer: RUDI MÜLLER: 082 490 7686**

**EDRICH FOURIE: 082 746 6141**

**Office: 018 294 7391**



**UBIQUE**

**Afslaers  
Auctioneers**

**[www.ubique.co.za](http://www.ubique.co.za)**

Visit our website for further information, the rules of auction as well as the regulations in terms of the Consumer Protection Act.

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