UBIQUE Afslaers Auctioneers PTY LTD

SEDERT 1979 / SINCE 1979

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INFORMATION BROCHURE

ONLINE AUCTION 27 – 28 MAY 2025 (www.ubique.co.za)

Property: ERF 900 FLAMWOOD EXT 3, KLERKSDORP

Registration Division IP, North-West Province

Measuring: 1808 square metres

900
Rosemary Ave
Google Earth
50 m
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Advertisements:

AANLYN VEILING – EKSKLUSIEWE WOONHUIS
FLAMWOOD, KLERKSDORP

BEGIN OM 09:00 OP 27 MEI 2025
EINDIG OM 14:00 OP 28 MEI 2025

REGISTREER EN BIE AANLYN BY WWW.UBIQUE.CO.ZA
Ligging van eiendom: Rosemarylaan 13, Flamwood
GPS: -26.836984 / 26.687062

Eiendom
Erf 900 Flamwood Uitbreiding 3, IP: Groot: 1808 vierkante meter

Verbeterings: Dubbelverdieping grasdak woonhuis verbeter met 4 slaapkamers; 2 badkamers (hoofslaapkamer en suite met aantrekkamer); ingangsportaal; sit-/eetkamer area; sonkamer; kombuis met opwaskamer; ontspanningsvertrek.

Buitegeboue en verbeterings: enkel toesluit motorhuis; grasdak parkeerafdak vir 2 voertuie; Toegeboude grasdaklapa; groot swembad; besproeiingstelsel.

Nota's: 1) Skakel die Afslaers vir meer inligting, brosjure en foto's. 2). Besigting slegs per afspraak.

VOORWAARDES: *10% van die koopprys en 7.5% kommissie plus BTW daarop is betaalbaar deur die KOPER by toeslaan van die bod. 7-DAE bekragtigingsperiode. Balans teen registrasie, waarborge gelewer te word binne 30 dae na aanvaarding. Kopers moet 'n bewys van woonadres en identiteit beskikbaar hê by registrasie. (FICA).*

Vir nadere besonderhede skakel:
Afslaer: RUDI MŰLLER: 082 490 7686
EDRICH FOURIE: 082 746 6141
Kantoor: 018 294 7391

Besoek ons webtuiste vir meer inligting, die reëls van die veiling asook die regulasies ingevolge die Verbruikerswet.

S.A. INSTITUTE OF AUCTIONEERS SAIA

UBIQUE *Afslaers Auctioneers*

www.ubique.co.za

ONLINE AUCTION – EXCLUSIVE RESIDENTIAL PROPERTY
FLAMWOOD, KLERKSDORP

AUCTION STARTS @ 09:00 ON 27 MAY 2025
AUCTION ENDS @ 14:00 ON 28 MAY 2025

REGISTER AND BID ONLINE @ WWW.UBIQUE.CO.ZA
Property location: 13 Rosemary Avenue, Flamwood
GPS: -26.836984 / 26.687062

Property: **Erf 900 Flamwood Extension 3, IP: Measuring: 1808 square metres**

Improvements: Double storey thatched roof residential property comprising:
4 bedrooms; 2 bathrooms (main en suite with dressing room); kitchen with scullery; entrance foyer; sunroom; living room / dining room area; pajama lounge.

Outbuildings and improvements: single lockup garage; thatched roof carport for 2 vehicles; enclosed thatched roof Lapa; large swimming pool; irrigation system.

Notes: 1) Contact the auctioneers for further information, photographs and brochure. 2) Viewing by appointment only.

CONDITIONS: 10% deposit 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 registration, guarantees to be furnished within 30 days after acceptance of the offer. Buyers must have proof of residence and identification available (FICA).

For further information contact:
Auctioneer: RUDI MÜLLER: 082 490 7686
EDRICH FOURIE: 082 746 6141
Office: 018 294 7391

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

SAIA

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