

FIRZT AUCTIONS

AMAZING INCOME-GENERATING OPPORTUNITY



ON-SITE & ONLINE AUCTION

WEB REF: RL18720

OBSERVATORY

SUNDAY 19 MAY 2024 @ 13:30 PM



Peter Vorster

072 179 9489
peter@firzt.co.za



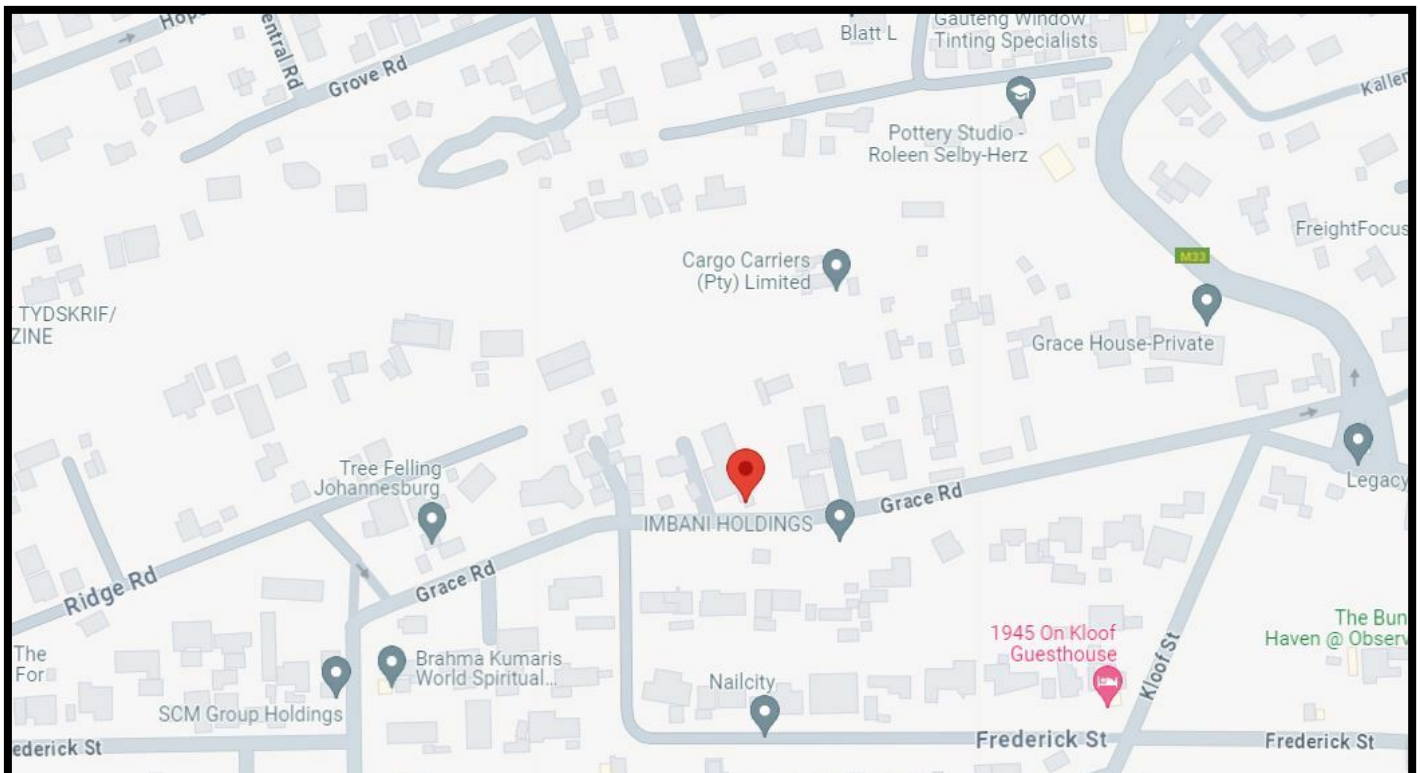
PROPERTY DETAILS



Street Number: 9a
Street Name: Grace Road
Suburb: Observatory
City: Johannesburg
Province: Gauteng
GPS Co - ordinates: -26.169459 S, 28.084868° E

Legal Description of the Property:

Erf: 299 PTN 1
Township: Observatory
Land Size: 1200m²



E&OE

PROPERTY DESCRIPTION SUMMARY



5 BEDROOM HOME WITH 5 COTTAGES.

AMAZING INCOME-GENERATING OPPORTUNITY!

Marvellous double-storey home with 5 bedrooms and 5 self-contained cottages on a 1200sqm stand.

THE MAIN HOUSE:

- 5 Spacious bedrooms.
- 2.5 Bathrooms.
- Entertainment area with bar and wine cellar.
- Lounge & TV room.
- Kitchen: 2 built-in double ovens and marble top breakfast nook.
- Outdoor entertainment area with built-in braai, pizza oven, wood storage and marble top prep area.

THE COTTAGES:

- Each cottage is self-contained, featuring a spacious bedroom, kitchen and bathroom.
- Perfect for short or long-term accommodation!

EXTERNAL FEATURES:

- Large magnificent well-maintained garden with sparkling pool.
- Staff accommodation.
- Sauna.
- Inverter & solar for uninterrupted power.
- Storage rooms.
- 3 Lock-up garages & ample visitor parking.
- Remote-controlled double security gates.
- Alarm system & electric fence linked to armed response & CCTV.

Easy access to Eastgate Mall, O.R. Tambo International Airport, besides plenty of nearby amenities, make this magnificent property an ideal investment for lodging or a large family.

A MUST SEE!!

PROPERTY EXPENSES



Rates	±R2,964.94
Water	Per Consumption
Electricity	Per Consumption

NEARBY POINTS OF INTEREST



AMENITY	TYPE	DISTANCE
BP Grove City	Filling Station	1.17km
BP Louis Botha Avenue	Filling Station	0.97km
Dr Levinson Bernard	Hospital/Clinic	0.91km
Dr Jd Moch	Hospital/Clinic	1.45km
SAPS - Norwood	Police Station	1.13km
SAPS - Yoeville	Police Station	2.66km
Norwood Mall	Shopping Centre	1.56km
China Town	Shopping Centre	1.75km
Eastgate Shopping Mall	Shopping Centre	3.7km
Linksfield Primary School	Primary School	0.55km
Queen's High School	High School	4.2km
WITS University	Tertiary Institute	8.2km

ON-SITE AUCTION ADDRESS









DIRECTIONS TO THE PROPERTY

9a Grace Road, Observatory

FROM NORWOOD MALL

From 6th Avenue to Louis Botha Avenue.







-  Turn right into Louis Botha Avenue.
-  Travel up Louis Botha Avenue to 7th Street.
-  Turn left into 7th Street.
-  Turn right into Goodman Terrace to Sylvia Pass.
-  Travel up Sylvia Pass.
-  Turn right into Grace Road.

Destination will be on your Right Hand Side.

OR

FROM ENGEN, IRIS MOTORS - GRANT AVENUE

Travel from cnr Grant Avenue and Ivy Road towards Louis Botha Avenue.

-  Turn right into Louis Botha Avenue.
-  Travel up Louis Botha Avenue to 7th Street.
-  Turn left into 7th Street.
-  Turn right into Goodman Terrace to Sylvia Pass.
-  Travel up Sylvia Pass.
-  Turn right into Grace Road.

Destination will be on your Right Hand Side.



Will I have to Pay for Outstanding Utilities on the Property?

No. All outstanding rates and taxes, water and electricity, and home owners association or sectional title levies (where applicable), must be paid up by the seller prior to transfer.

Can I get a Bond for Real Estate purchased on Auction?

Yes. However, auctions are non-suspensive transactions and as such your offer at an auction sale cannot be subject to your obtaining a bond. Should you wish to obtain a bond this is acceptable, however it is worth repeating that the sale cannot be subject to your obtaining finance. If, for any reason you are not granted a bond, or do not qualify for the amount to which you have bid, you will still be held liable and responsible to fulfill all your obligations in terms of the agreement signed at the auction.

How do I Register to Bid Online or Telephonically?

Click <https://www.firzt.co.za/register-to-bid-online/>
or email register@firzt.co.za for instructions.

Where can I find Auction Rules and T's & C's?

Click <https://www.firzt.co.za/online-and-telephonic-auction-ts-and-cs/>
and <https://www.firzt.co.za/auction-rules-and-terms-and-legal-conditions/>

UTILITY BILL



a world class African city

Computer generated
TAX INVOICE
 SCHAVERIEN P
 9B GRACE ROAD
 OBSERVATORY
 2198

You can contact us in the following ways

- Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
- Correspondence: P O BOX 5000 JOHANNESBURG 2000
- E-mail: joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760117194 VAT NO: PIKITUP: 4790191292
 VAT NO: JOHANNESBURG WATER: 4270191077 VAT NO: CITY POWER: 4710191182

Date	2024/01/12
Statement for	January 2024
Physical Address	9B GRACE ROAD
Stand No./Portion	00000299 - 00001 - RE
Township	OBSERVATORY

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
1187 m2		2023/07/01	F1	Market Value R 4,128,000.00	Region F WARD 66

Invoice Number: 172005308459	Next Reading Date: 2024/01/31
Client VAT Number:	Deposit: R 3,142.00

Account Number: 550945694

PIN CODE: 239263

Previous Account Balance	12,899.48
Less: Incoming Payment (Last Payment Made 2023/12/28)	- 2,100.00
Sub Total	10,799.48
Interest on Arrears	65.54
Current Charges (Excl. VAT)	3,170.92
VAT @ 15%	241.80

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
246.61	5,426.62	5,126.25	3,478.26	0.00	14,277.74	14,277.74
						Due Date
						2024/01/31

We wish our customers a happy New Year. You can pay your municipal bill conveniently online & download all your statements via the e - Joburg.org.za: www.e-joburg.org.za
 You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.
 Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za



Remittance Advice:

This stub must accompany payment, please do not detach if paying at the post office

Date: 2024/01/12 SCHAVERIEN P
 Acc. No.: 550945694 9B GRACE ROAD

EasyPay 91115 5509456942

Standard Bank City of Johannesburg Banking details:
 Internet banking - Use the banks pre-loaded Company details
 SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr.
 Client Account No/Deposit Reference 550945694

Postal Office 0146 550945694



516008800111159 55094569401

Total Due	14,277.74
Due Date	2024/01/31

UTILITY BILL



Account Number: 550945694

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 4,128,000.00 X R 0.0087910 / 12 (Billing Period 2024/01) Category of Property: Property Rates Residential The property rates are based on the market values of the property and are calculated as follows: Less rates on first R300 000.00 of market value Category of Property: Property Rates Residential The property rates are based on the market values of the property and are calculated as follows: Less owner rebate VAT: 0 %		3,024.10 - 219.78 - 1,245.39 0.00	 1,558.93

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Prepaid Electricity VAT: 15.00%		0.00 0.00	 0.00

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
(Reading period = 2023/11/28 to 2023/12/15 = 18 days) Meter: 90056471; Register: 1; Multiply factor: 1; Start reading: 4,480,000; End reading: 4,493,000; Difference: 13,000; Consumption: 13,000; Units: KL; Type: Actual Readings. Daily average consumption 0.722 KL Charges for 13,000 KL are based on a sliding scale for a 18 day period Step 1 3,548 KL @ R 0.0000 (Billing Period 2024/01) Step 2 2,366 KL @ R 24,330 Step 3 2,957 KL @ R 25,390 Step 4 2,957 KL @ R 35,600 Step 5 1,172 KL @ R 49,200 Extended Social Package Grant Demand Management Levy Sewer monthly charge based on Stand size 1187 m2 (Billing Period 2024/01) VAT: 15.00%		 295.57 0.00 33.97 860.45 178.50	 1,368.49

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Charge VAT: 15.00%		422.00 63.30	 485.30

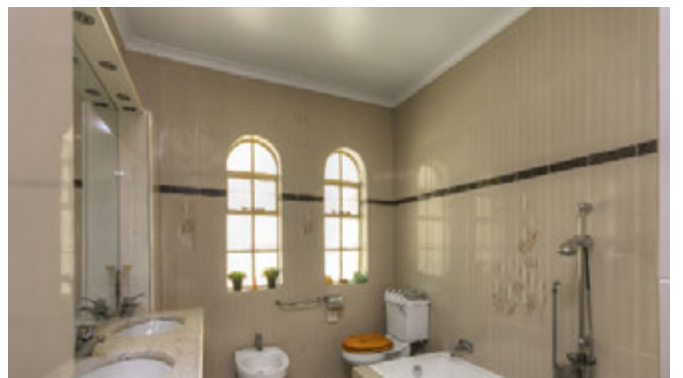
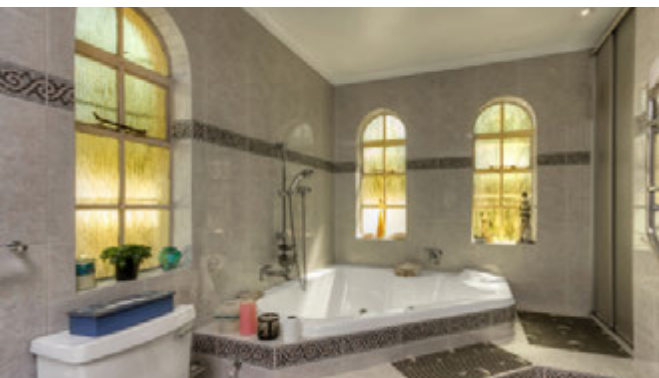
Current Charges (Including VAT)

3,412.72

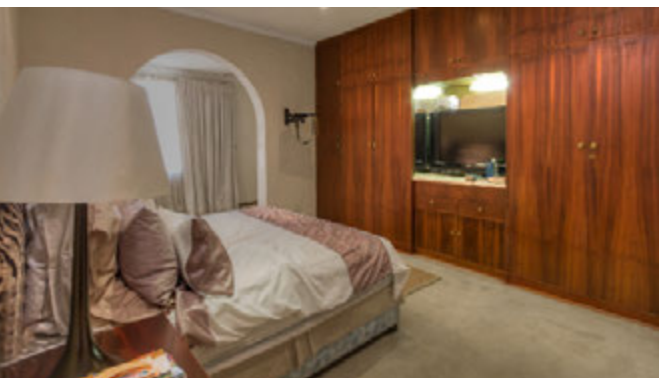
PROPERTY PICTURES



PROPERTY PICTURES



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PROPERTY PICTURES



HOW THE AUCTION PROCESS WORKS



Arrive at the venue up to an hour prior to the Auction.



Sign the Bidders' Registration form and provide FICA documentation.



Obtain a bidder's number card.



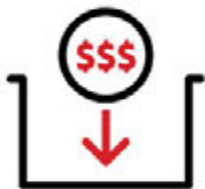
The highest bidder completes the Auction Sales Agreement.



AUCTION TIME!!!



Familiarize yourself with the Bidders Information Pack.



A 15% deposit must be paid into FIRZT's Trust account prior to leaving the auction.



The sale is subject to confirmation by the seller within **3** business days



From date of acceptance, the purchaser must provide guarantees for the outstanding balance to the attorneys within 21 business days.



It's time for the new owner to take occupation.



The property is **SOLD!**

ON-SITE AUCTION DAY PROCESS



- Registration opens one hour prior to start of auction.
- In order to bid on a property you need to sign our bidder's registration form and provide FICA docs (copy of ID, proof of residence and if applicable - authority to sign on behalf of a legal entity)
- After registration you will receive a bidder's card reflecting a bidder's number which is required for the auctioneer to recognize your bid.
- Bid by displaying your bidder's card to the auctioneer.
- The Bidder's Price excludes the Buyer's premium of 10%, plus VAT.
- The highest bidder shall immediately and on-site sign the Auction Sales Agreement in his/her personal capacity (together with spouse where necessary) or as a representative of a legal entity.
- The Auction Sales Agreement may not be altered in any way.
- A down payment of 15% is payable immediately, which is made up of the Buyer's premium plus VAT as well as a 3.5% deposit on the Bidder's Price.

EXAMPLE

	R
Highest Bidder's price:	1 000 000
Buyer's Premium	100 000
VAT of 15% on Buyer's Premium	15 000
Full Purchase Price	1 115 000

15% Down Payment, made up as follows:

Buyer's Premium (10% of Bidder's Price)	100 000
VAT of 15% on Buyer's Premium	15 000
3.5% deposit on the Bidder's Price	35 000
	150 000

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- All offers are subject to a 3 day confirmation period.
 - On confirmation by the Seller(s) all sales are final.
 - The balance of the Purchase Price shall be paid to the conveyancers by the Purchaser, within 21 business days of the signature date by way of electronic funds transfer (EFT) or secured by a written guarantee from a registered bank or financial institution.
 - Transfer Duty shall be calculated on the Full Purchase Price.
 - Should you require any further Information or clarity on the above please contact the Auction Broker.