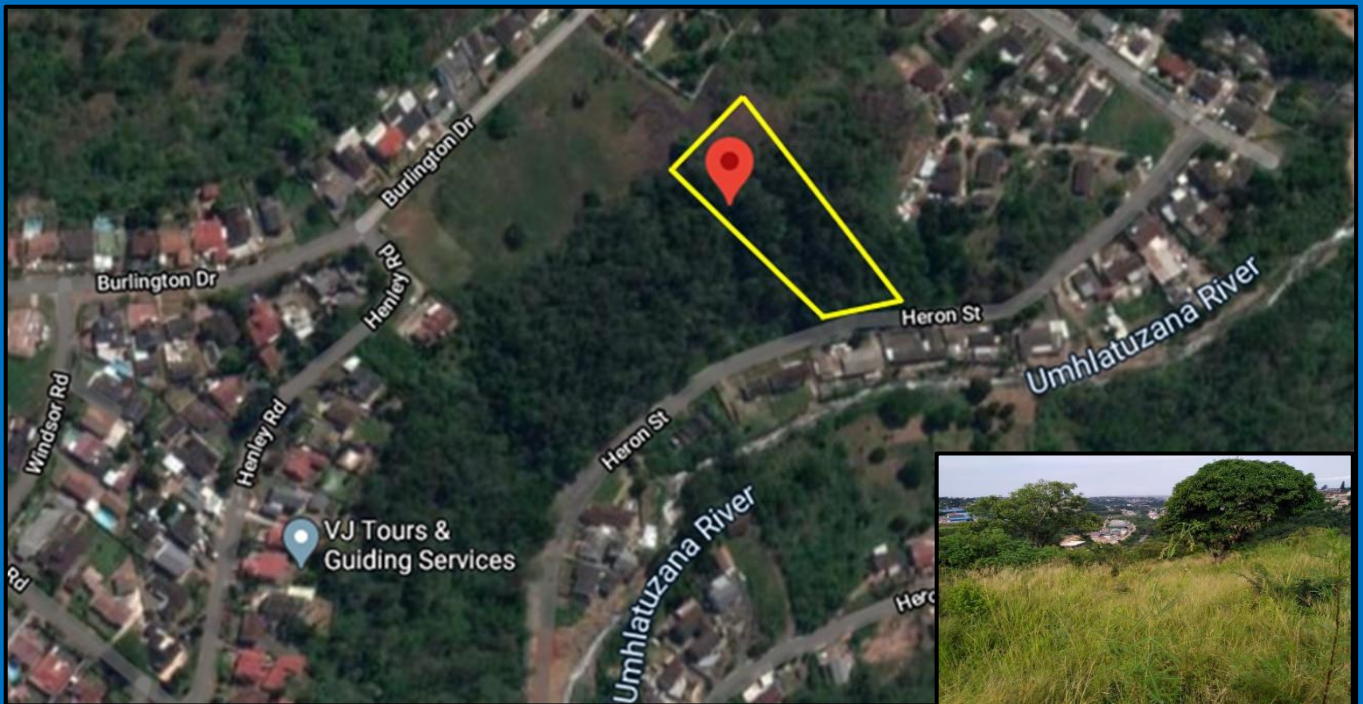


# VACANT RESIDENTIAL STAND ON AUCTION



**179 HERON STREET  
CHATSWORTH, KWAZULU NATAL**

**THURSDAY, 14 MAY 2020 @ 14:00 PM**

**ONLINE AUCTION**

**RICHARD KILLEEN: 083 779 8722 | 031 579 4403**

**WWW.IANWYLES.CO.ZA**

**Viewing by Appointment only**

Terms & Conditions

R 50 000 refundable deposit (strictly bank guaranteed cheque or cash transfer only). Bidders must provide original proof of identity and residence on registration. No cash will be accepted at the auction. No exceptions. All bids are exclusive of commission + VAT. Ian Wyles Auctioneers may bid up to reserve on behalf of the sellers. Subject to change without notification.

Auctioneer: Ian Wyles

Property Summary

Locality Maps

Pictures

Additional Information

## **Auction Information**

**Deposit 5% of bid price payable by The Purchaser on the fall of the hammer**

**Commission 10% plus VAT thereon of the bid price payable by the Purchaser on the fall of the hammer**

## **Terms and Conditions**

**If you are the successful bidder, the following is applicable:**

- **30 Day Guarantee Period from confirmation of sale by the Seller**
- **Possession & occupation of property on registration**
- **Electrical (including electric fencing), woodborer and gas compliance for the Purchaser's account, if applicable**

## **Banking Details**

**Ian Wyles Auctioneers and Appraisers (PTY) LTD - (EAAB Approved Trust Account)**

**Account Number – 40-9642-2381**

**Branch Name – Absa Bank Durban North**

**Swift Code – ABSA ZA JJ**

**Branch Code – 632005**

**Reference: Use Name and Property Address**

### **Disclaimer**

Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS 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 IAN WYLES AUCTIONEERS or the Sellers or any other person

## General

**Property Address** 179 Heron Street, Chatsworth, Kwazulu Natal

## Title Deed Information

**Title Deed Number** T24631/1983

**Title Deed Description** Ptn 25 [Rem of Chatsworth] Erf 3 Chatsworth, Ethekwini Kwazulu Natal

**Extent** 3290 m<sup>2</sup>

**Municipal Value** R 120 000.00

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## Locality

The subject vacant residential stand is centrally located within Shallcross/ Chatsworth in close proximity to Florence Nightingale Healthcare Hospital, MediCross, Police Stations, Schools, Shopping Centres and other local amenities with easy access to the M1 freeway.

## Condition

The property is a vacant residential stand. Please note that we have not undertaken a structural survey, nor have we arranged for tests of inspections of the service installations.

2 Development sites (Erf 179 & Erf 181) available in the vibrant suburb of Shallcross, Chatsworth.

The sites are adjoining and could be consolidated into one creating an erf of over 7000 m<sup>2</sup>, zoned for multi dwellings, this is an ideal opportunity for developers to construct flats.

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## Expenses

Monthly Rates : ± R 270.00 (Estimated)

## Value Added TAX

Seller is not a VAT vendor.

## Lease/ Occupancy

The Property is a vacant residential stand.

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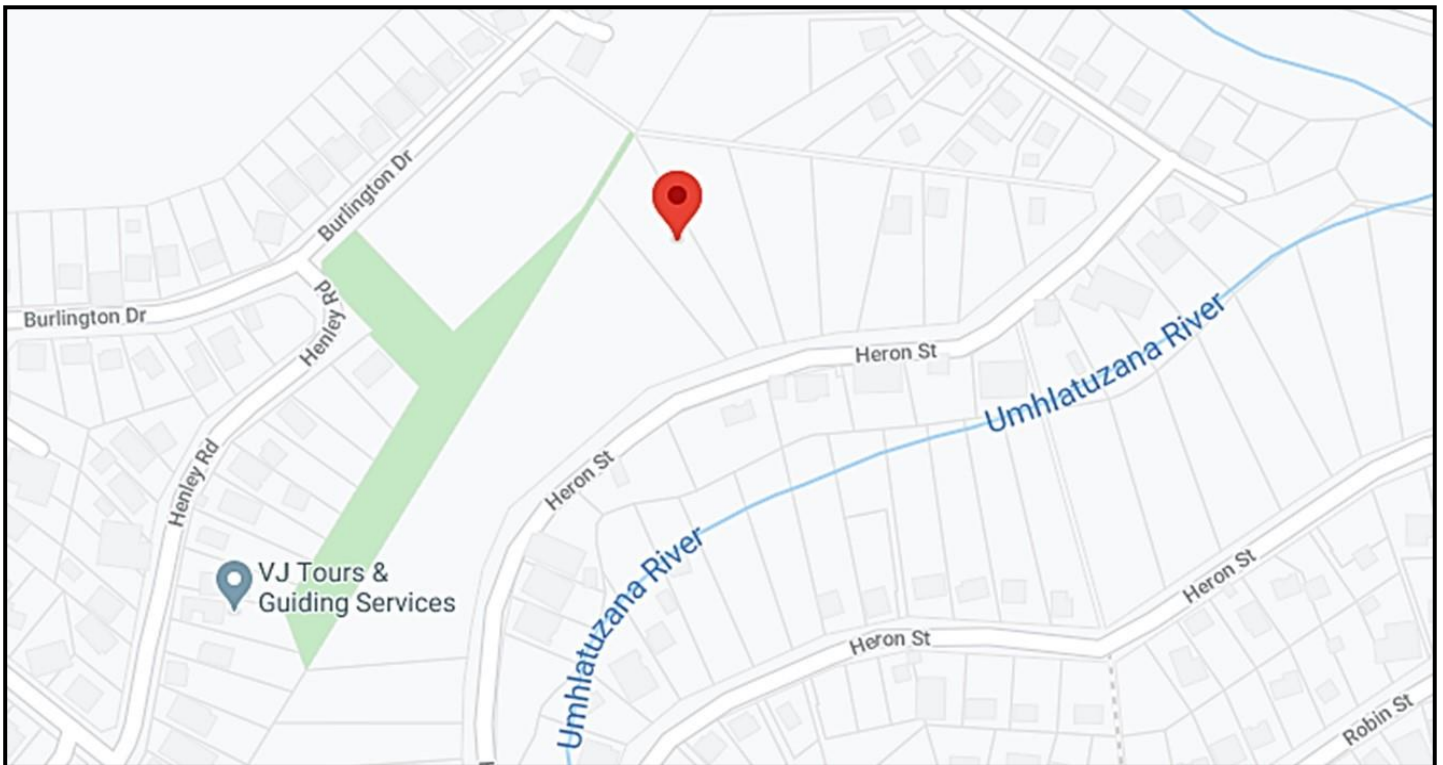
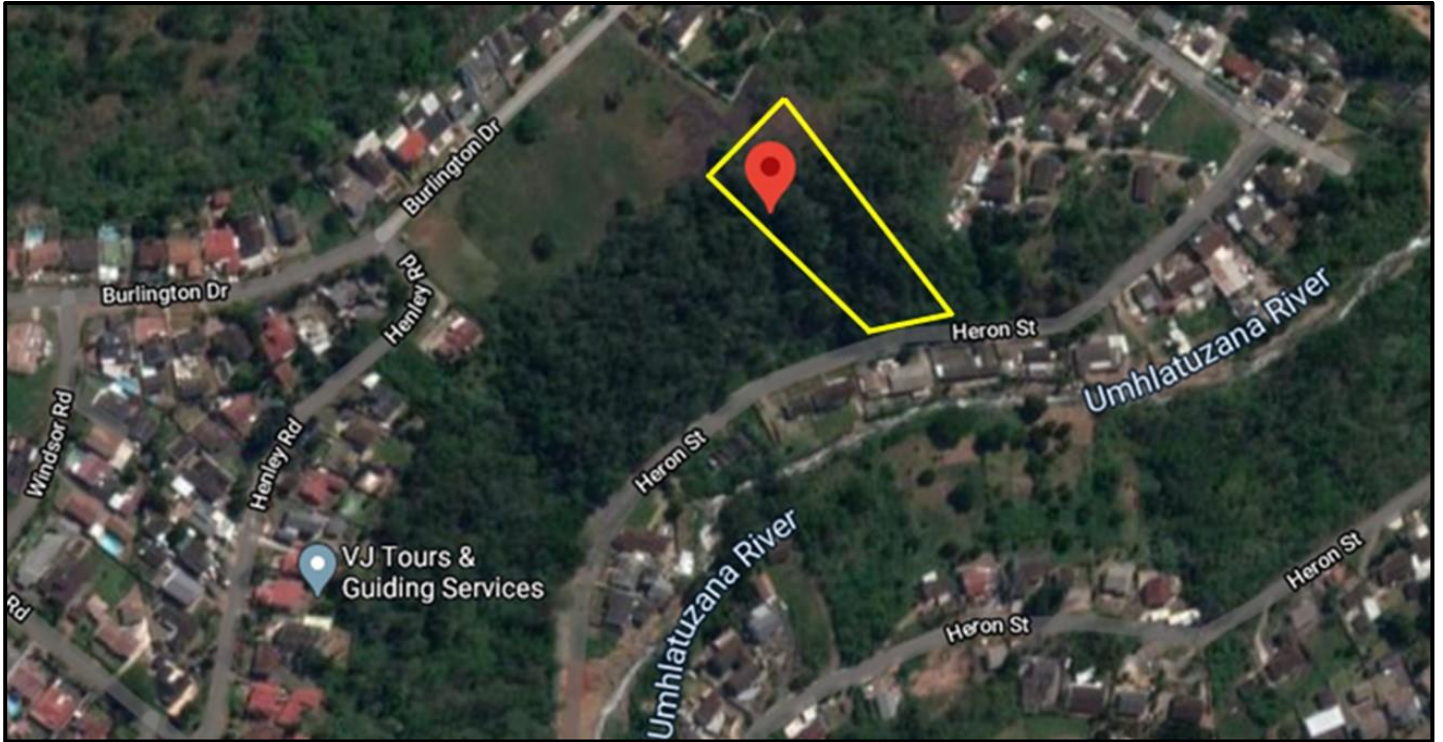
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AERIAL

179 HERON STREET, CHATSWORTH



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