

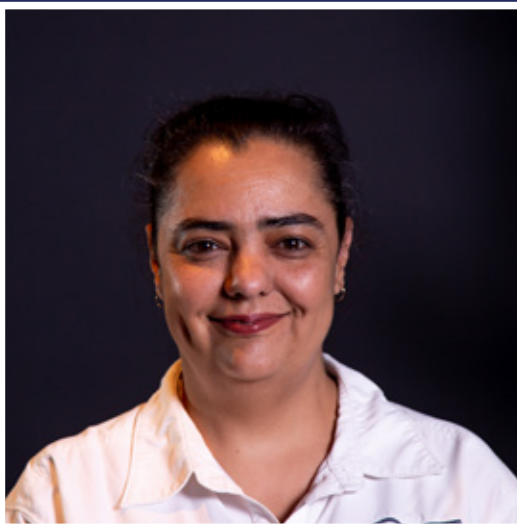


GAUTENG

*Optimizing your assets*

# INFO PACK

## TIMED ONLINE AUCTION



**ONLINE BIDDING OPENS:**

**Tuesday, 26 August 2025 @ 12:00**

**ONLINE BIDDING CLOSES:**

**Wednesday, 27 August 2025 @ 12:00**

**AUCTION ADMINISTRATOR**

**Mariska Strassburg**

**mariska@vansauctions.co.za**

**086 111 8267**



# STYLISH 3 BEDROOM HOUSE WITH PRIME LOCATION BRAAM PRETORIUS STR, MONTANA



## How to register:

Bidders to register online (visit our website [www.vansauctions.co.za](http://www.vansauctions.co.za))  
or email [mariska@vansauctions.co.za](mailto:mariska@vansauctions.co.za)

Registration fee of R 50,000 only payable via EFT only,  
FICA documents required to be able to register.

## Please Note:

**Online Bidding Opens:** 12:00 on Tuesday, 26 August 2025  
**Online Bidding Closes:** 12:00 on Wednesday, 27 August 2025

## Conditions of sale for immovable property:

- *Subject to confirmation by the seller.*
- *R 50,000 refundable registration fee to bid online.*
- *10% deposit by way of electronic transfer.*
- **7.5% commission plus VAT** is payable by the purchaser.
- *Guarantees for balance within 45 days after confirmation.*
- *Occupation on date of registration of transfer of the property.*
- *The Seller is a VAT registered entity.*

# SUBJECT PROPERTY

<b>Subject Property:</b>	Erf 2234 Montana Park Extension 3, Registration Division JR, Gauteng Province, better known as 1072 Braam Pretorius Street, Montana Park Extension 3, Gauteng
<b>Total Extent:</b>	± 850 m <sup>2</sup>
<b>Rates &amp; Taxes:</b>	± R 2 662.22 p/m

## IMPROVEMENTS: (± 349 m<sup>2</sup>)

- Large entrance with koi-pond
- 3 bedrooms
- 3 en suite bathrooms
- Guest toilet
- Open plan lay out:  
Kitchen with breakfast nook, dining room,  
TV room, bar & indoor braai area
- Separate scullery
- Walk-in pantry
- Gas supply for kitchen
- Office/study
- Gym/yoga room
- Covered patio with pool
- Large established garden
- 3 garages
- Staff quarters with en suite bathroom

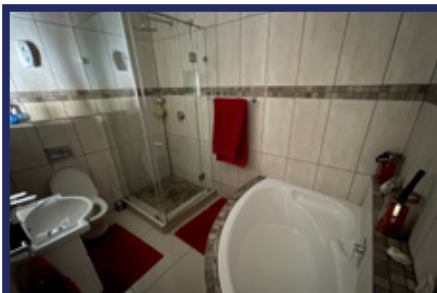
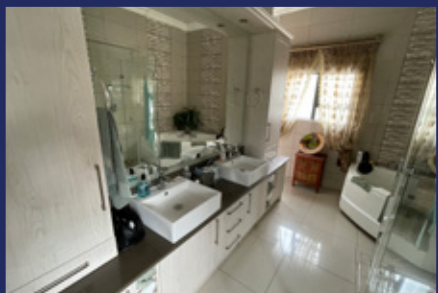
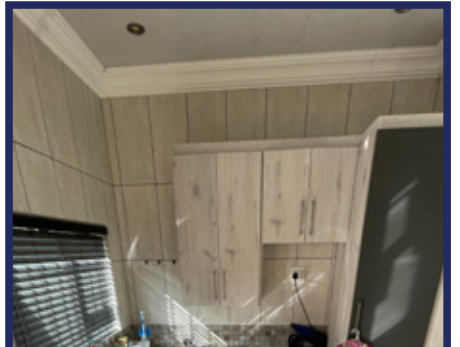


### AUCTIONEER'S NOTE:

**This is a beautiful family home with an excellent address, a lush garden setting, neat finishes, and extra trimmings!!**



# IMAGE GALLERY



**MOVABLES EXCLUDED, ONLY IMMOVABLE PROPERTY ON AUCTION**

# ZONING CERTIFICATE



## Economic Development and Spatial Planning

3<sup>rd</sup> Floor 1 Middestraat Building | 252 Tshabo Sehume Street | Pretoria | 0002  
PO Box 440 | Pretoria | 0001  
Tel: 012 358 7988  
Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE/DanielSha

Date 2025/07/30

### TO WHOM IT MAY CONCERN

### ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 000502234

ZONING KEY: 000502234

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 2234 MONTANA PARK X03 (1072 BRAAM PRETORIUS STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

#### A. USE ZONE 1: RESIDENTIAL 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Consulate Dwelling House Additional Dwelling House in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy Home Enterprise subject to Schedule 9	Apartment Building Backpackers Commune Guest House Institution Medical Consulting Room which does not comply with Schedule 9 Parking Site adjacent to Use Zone 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18 and 28 Place of Day Care for the Aged which does not comply with Schedule 9 Place of Child Care which does not comply with Schedule 9 Place of Instruction which does not comply with Schedule 9 Place of Public Worship Retail Industry which does not comply with Schedule 9 Retirement Centre Social Hall Sport and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	All other uses not listed in Columns (3) and (4)

B. ANNEXURE L	Not Applicable
C. MINIMUM ERF SIZE	Not Applicable
D. UNITS PER HA	Not Applicable
E. DENSITY -07-30	One Dwelling House per Erf

Economic Development and Spatial Planning • Ekonomieise Ontwikkeling en Ruimteplan • Bepanning • Lefapha la Tswaletsopele ya Ikonomi le Palane  
ya Sebaka • Umnyango wezakaThuthuthukiso • KwezomNtsho namaPlani weNtsho • Ngqiso ya Thubela ya Ikonomi le Thulaganyo ya Mafelo •  
Mibushu ya Mveloziwa ya Ekonomie • Vipulani ka Flethu • Ndzanula ya Nhlavukisa wa • Ikonomi na Vipulani bya Ndlwazi • Umnyango  
Wezakuthuthukisa Komatsho Nakulelwa Kwendawo

On request, this document can be provided in another official language

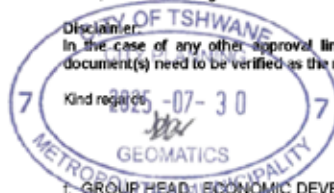
F. FLOOR AREA RATIO	Table C, FAR Zone 21, subject to Clause 25
G. HEIGHT	Table D, Height Zone 10, subject to Clause 26
H. COVERAGE	Table E, Coverage Zone 5, subject to Clause 27
I. OTHER APPROVALS	Not Applicable
J. BUILDING LINES	Streets: Subject Clause 9 Rear and Side: Subject to Clause 12
K. SCHEDULE 5	Not Applicable
L. ATTACHED DOCUMENTS	

In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

#### Disclaimer

In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.

Kind regards



T. GROUP HEAD, ECONOMIC DEVELOPMENT AND SPATIAL PLANNING



# SG DIAGRAM

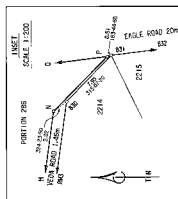
S.G. No. A 7382  
SHEET 2  
APPROVED:  
FOR SURVEYOR  
1998-0-2

## GENERAL PLAN OF THE TOWNSHIP OF MONTANA PARK EXTENSION 3 POSITION: TRANSFER SCALE 1:750

Surveyed in October 1983 and in July 1984 by me

*[Signature]*  
Professional Land Surveyor  
E.L.S. No. 5053

NOTE:  
Users of this plan should be advised that it is a  
drawing not a map.



TM 10039(2)

# LOCALITY MAP



1072 BRAAM  
PRETORIUS  
STREET,  
MONTANA  
PARK  
EXTENSION 3





*Optimizing Your Assets*

36 Gemsbok Street, Koedoespoort Industrial, Pretoria  
PO Box 12374, Hatfield, 0028

086 111 8267 • [bells@vansauctions.co.za](mailto:bells@vansauctions.co.za) • [vansauctions.co.za](http://vansauctions.co.za)

**Disclaimer:**

The information supplied in this document has been sourced from various institutions.

Van's Auctioneers does not guarantee the correctness thereof, the information is supplied in good faith and for information purposes only.

Rights reserved to add or withdraw items or lots.