



1964®

*Optimise your assets*

# INFO PACK

## TIMED ONLINE AUCTION



### ONLINE BIDDING OPENS:

Monday, 17 November 2025 @ 12:00

### ONLINE BIDDING CLOSES:

Tuesday, 18 November 2025 @ 12:00

### ADMINISTRATOR

Chanél Tame

[chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za)

086 111 8267



# **FIXER UPPER, THREE RIVERS!**

## **STUNNING IMPROVEMENTS, HUGE STAND**



### **How to register:**

Bidders to register online (visit our website [www.vansauctions.co.za](http://www.vansauctions.co.za))  
or email [chanel@vansauctions.co.za](mailto:chanel@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 Monday, 17 November 2025  
**Online Bidding Closes:** 12:00 on Tuesday, 18 November 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.*
- *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 in the Deeds Office.*
- *The Seller is a VAT registered vendor.*

# SUBJECT PROPERTY

<b>Subject Property:</b>	Portion 3 of Erf 195 Three Rivers, Registration Division IQ, Gauteng Province better known as 26 Doon Drive with another entrance in Brandmuller Drive, Three Rivers, Gauteng Province.
<b>Total Extent:</b>	± 3 979 m <sup>2</sup>
<b>Rates &amp; Taxes:</b>	± R 5 123.00 p/m

## Improvements (House):

- 3 x bedrooms each with en-suite bathrooms
- Entrance way
- Kitchen
- Pantry
- Separate scullery
- Open plan lounge & dining room
- TV room with built in fireplace
- Study
- Enclosed stoep
- Covered patio with built in braai
- Swimming pool
- Storeroom
- Staff quarters
- 3 x Garages

## Other Improvements:

- Boma area
- 2 x swimming pools
- Fishpond
- Enclosed lapa
- Double carport
- Double shade net carport



**Auctioneer's Note:** Excellent location, opposite the Vaal River in the well-known Brandmuller Drive!!



# PROPERTY IMAGE GALLERY



PLEASE NOTE: MOVABLE ASSETS NOT INCLUDED IN SALE OF PROPERTY.





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# LOCALITY MAP

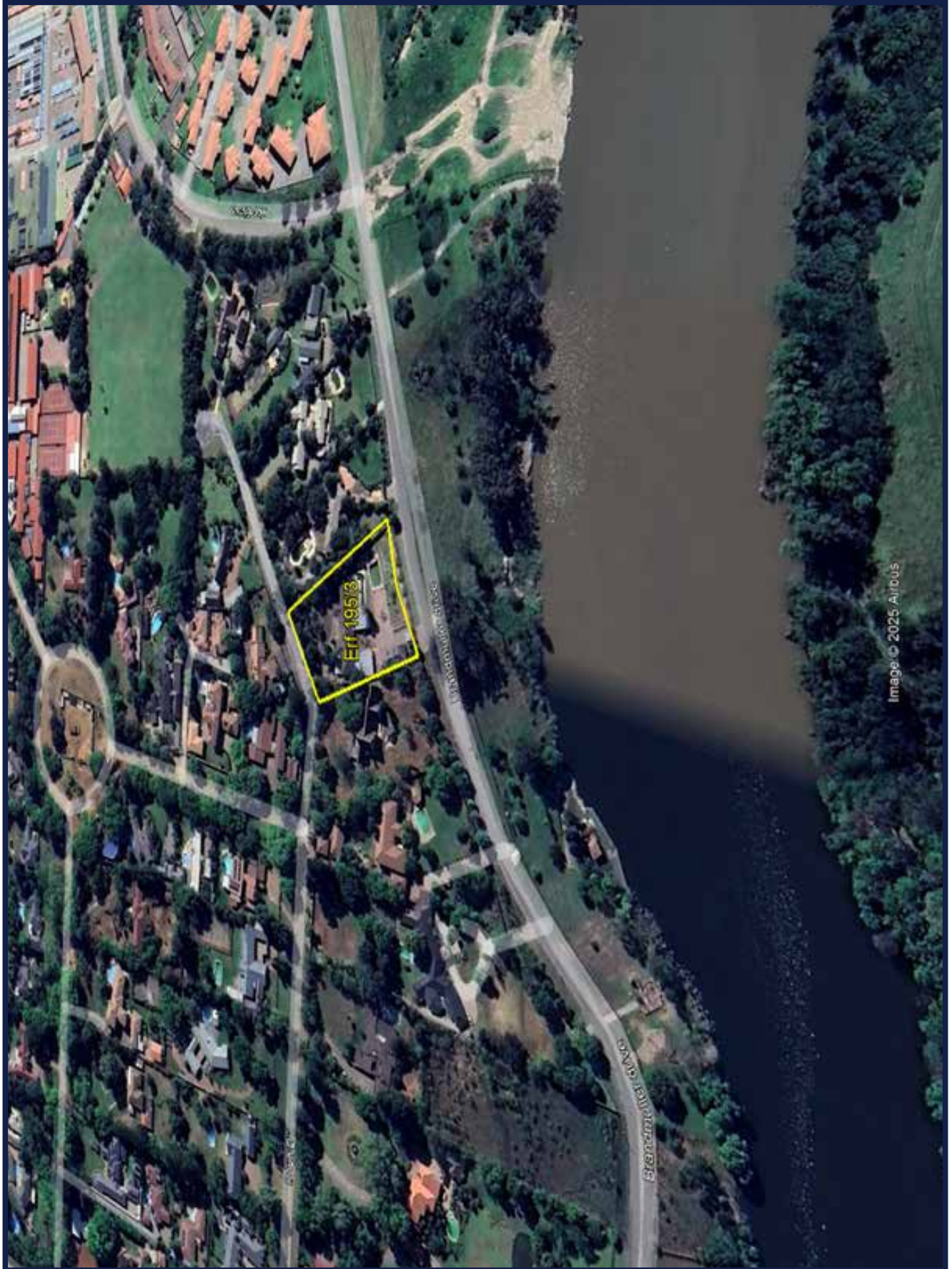


Image © 2025 Airbus

# SG DIAGRAM

OFFICE COPY

SUBDL DIAGRAM

S.G. No. A.3749/62

Approved

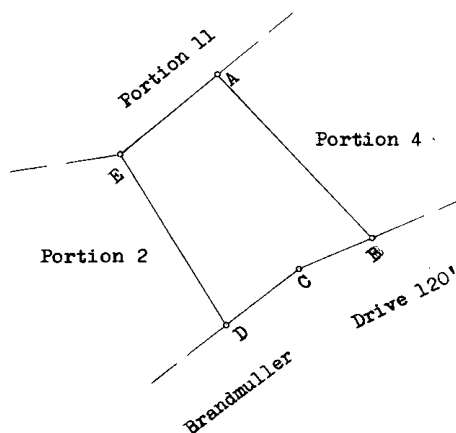
*G. Brink*  
for Surveyor-General  
19. 11. 1962

DESCRIPTION OF BEACONS

A.B.D.E.  $\frac{1}{2}$ " iron pegs.  
C. 3" tubular fence post.

T N

SIDES Cape Feet		ANGLES OF DIRECTION	
AB	258.32	A	90.00.00
BC	89.12	B	73.50.40
CD	104.63	C	193.34.10
DE	233.06	D	81.37.20
EA	145.79	E	100.57.50



SCALE, 1:2000

The figure A B C D E  
represents 40141 square feet of land, being  
Portion 3 of Erf No. 195 in the Township of THREE RIVERS  
situate in the District of Vereeniging Province of Transvaal  
Surveyed in September - October by me  
1962

*H. S. S. S.*  
Land Surveyor

This diagram is annexed to  
Transfer Deed No. 4387/63  
dated  
in favour of

Registrar of Deeds

The original Diagram is  
S.G. No. A3746/62  
relating  
annexed to Deed of Transfer  
Grant  
No. 4625/47

S.G. File No.  
General Plan No.  
Survey Records No. 1584/62





*Optimizing Your Assets*

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