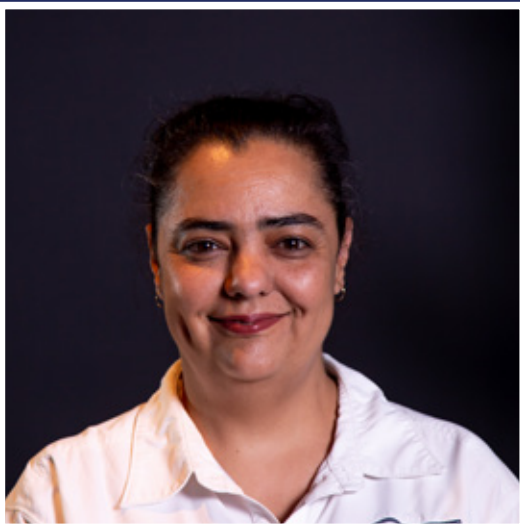




Optimizing your assets

INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:

Tuesday, 14 April 2026 @ 12:00

ONLINE BIDDING CLOSES:

Wednesday, 15 April 2026 @ 12:00

AUCTION ADMINISTRATOR

Mariska Strassburg

mariska@vansauctions.co.za

086 111 8267

BEAUTIFUL 3 BEDROOM HOUSE WITH PRIME LOCATION BRAAM PRETORIUS STR, MONTANA



How to register:

Bidders to register online (visit our website www.vansauctions.co.za)
or email 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, 14 April 2026
Online Bidding Closes: 12:00 on Wednesday, 15 April 2026

Conditions of sale:

- *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.*
- *The Seller is a VAT registered entity.*

SUBJECT PROPERTY

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

IMPROVEMENTS: (± 349 m²)

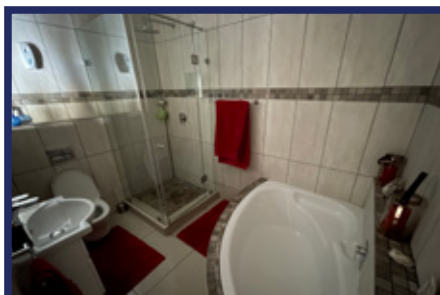
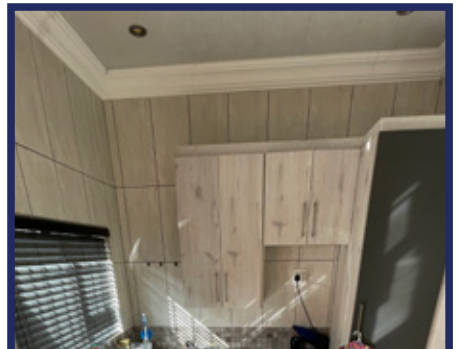
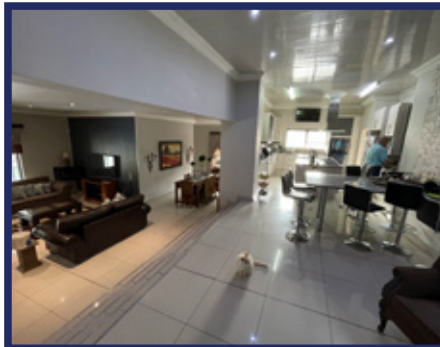
- Large entrance with koi-pond
- 3 bedrooms
- 3 en suite bathrooms
- Guest toilet
- Open plan lay out:
Kitchen with breakfast nook, dining room,
TV room, bar & indoor braai area
- Separate scullery
- Walk-in pantry
- Gas supply for kitchen
- Office/study
- Gym/yoga room
- Covered patio with pool
- Large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

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Generated by: TSHVANE DanielSha

TO WHOM IT MAY CONCERN

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	One Dwelling House per Erf

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsoelotopele ya Ikonomi le Palanetse ya Selekela • GaeMpho weraka Thibathutheko, KwanamNtsho namalPani weNtsho • Kgona ya Thibathuthe ya Bantoni le Thilaganyo ya Matelo • Ntshotho wa Mveletseno ya Ekonomi na Vipulanisi ka Phetha • Ndzalozi wa Ntshikwisa wa • Khomari na Vipulanisi bya Ntshiku • GaeMpho wekhatlholukiso Komatshi Nakulelobo Kwenza

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 28
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

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

1. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

SG DIAGRAM

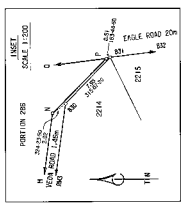
S.G. No. A 7382
SHEET 2
APPROVED:
for SURVEYOR
1998-0-2

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
R.L.S. No. 5053

NOTE:
Users of this plan should be advised of any
changes on 540 notes.



TM 10039(2)

LOCALITY MAP



1072 BRAAM
PRETORIUS
STREET,
MONTANA
PARK
EXTENSION 3



Optimizing Your Assets

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Disclaimer:

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