



INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:

Wednesday, 1 July 2026 @ 12:00

ONLINE BIDDING CLOSES:

Thursday, 2 July 2026 @ 12:00

ADMINISTRATOR

Chanél Tame

chanel@vansauctions.co.za

086 111 8267

2 BEDROOM TOWNHOUSE IN SANDOWN!!

SANDOWN GABLES COMPLEX NEAR

GRAYSTON & KATHERINE DRIVE

SANDOWN, JOHANNESBURG



How to register:

Bidders to register online (visit our website www.vansauctions.co.za)
or email 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 Wednesday, 1 July 2026

Online Bidding Closes: 12:00 on Thursday, 2 July 2026

Conditions of sale for immovable property:

- *Subject to confirmation by the seller.*
- *R 50,000 refundable registration fee to bid online.*
- *15% deposit by way of electronic transfer.*
- *Commission is payable by the purchaser.*
- *Guarantees for balance within 45 days after confirmation.*
- *Occupation on date of registration of transfer of property.*

SUBJECT PROPERTY

Subject Property:	Unit 2 of Scheme 114/1989 SS Sandown Gables Situated on Erf 97 Sandown Extension 5, Gauteng Province better known as Door 2 Sandown Gables, 128 Linden Road, Sandown Extension 5, Gauteng
Total Extent:	± 77 m ²
Rates & Taxes:	± R 948.87 p/m
Levies:	± R 3730.00 p/m

Improvements:

- 2 bedrooms, bathroom & guest toilet, kitchen & lounge
- Carport, communal swimming pool & braai area in
- complex.

Auctioneers Note:

Perfect location near many well known landmark amenities

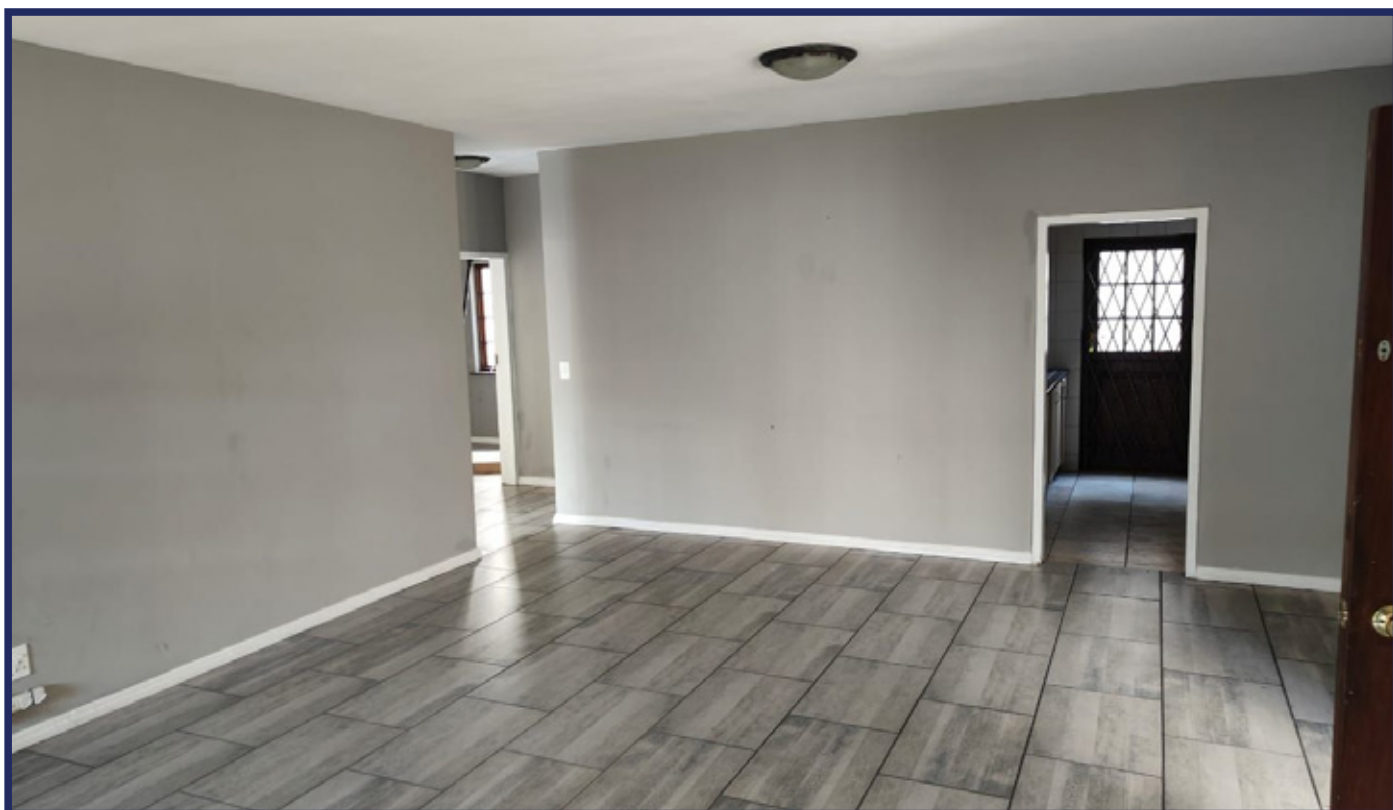


IMAGE GALLERY



LOCALITY MAPS



ZONING CERTIFICATE

ZONING INFORMATION CERTIFICATE PAD FOR APPLICATION SUBMISSIONS



a world class African city

Date: 05/28/2026

Requested by:	Sandy Ngwenya
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2016
Name of Applicant:	VAN'S AUCTIONEERS MARISKA STRASSBURG
Erf/Holding Name/Farm Portion:	Erf 97
Township/Holding Name/Farm Name:	Sandown ext. 5
Street Name and No:	Linden street
ZONING INFORMATION	
Use Zone:	Residential 3
Height Zone:	A (D) 2 storeys
Floor Area Ratio:	0,6
Coverage:	30%
Density:	No Density
Building Line:	As per scheme
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	1041
Served By:	Sandy Ngwenya

Terms and Conditions:

The Town Planning Scheme is open for inspection on the 6th Floor 158 Loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds. PLEASE NOTE: No information will be given telephonically due to the technical and interpretive complications.

Corporate Geo-Information 6th Floor, A-BLOCK, Metro Centre 158 Civic Boulevard, Braamfontein

SG DIAGRAM

SHEET 3 OF 8 SHEETS	S.G. No. D 23/1989
APPROVED <i>[Signature]</i> For Surveyor - General 1989.02.27 Date	
NOTES 1. m² DENOTES SQUARE METRES. 2. (C.P.) DENOTES COMMON PROPERTY. 3. FOR PARTICIPATION QUOTAS SEE SHEET 8.	
LAND SURVEYOR FREDERICK JAMES SCHNEIDER SCHNEIDER & DREYER 2nd Floor — East Block 367 Oak Avenue P.O. Box 3438 RANDBURG 2125	SANDOWN GABLES DRAWING TITLE:- BUILDING I, GROUND FLOOR PLAN SCALE:- 1 : 200



Optimizing Your Assets

36 Gembok Street, Koedoespoort Industrial, Pretoria
PO Box 12374, Hatfield, 0028
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Disclaimer:

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