



Optimizing your assets



INFO PACK

AWAITING OFFERS



INVESTMENT OPPORTUNITY!

ENTIRE FULL TITLE COMPLEX
WITH 60 RESIDENTIAL UNITS
- MEYERTON

PROPERTY ADMINISTRATOR

Chanél Tame

chanel@vansauctions.co.za

086 111 8267

INVESTMENT OPPORTUNITY!!

Complex with 60 Residential Units - Meyerton



Conditions of sale:

- *Subject to confirmation by the seller.*
- *10% deposit by way of electronic transfer.*
- **NO Commission** is payable by the purchaser.
- *Guarantees for balance within 45 days after confirmation.*
- *The seller is a VAT registered vendor.*



SUBJECT PROPERTY

Property Address:	Ikamvulethu Gardens, 231 Blesbok Street, Highbury, Meyerton, Gauteng
Extent:	± 4,9382 ha
Gross Potential Rental Income:	± R5,382,000 p/a (Vat Incl.)

Improvements:

- Guard house (at main gate)
- 60 Units (±90m² each) in the complex.

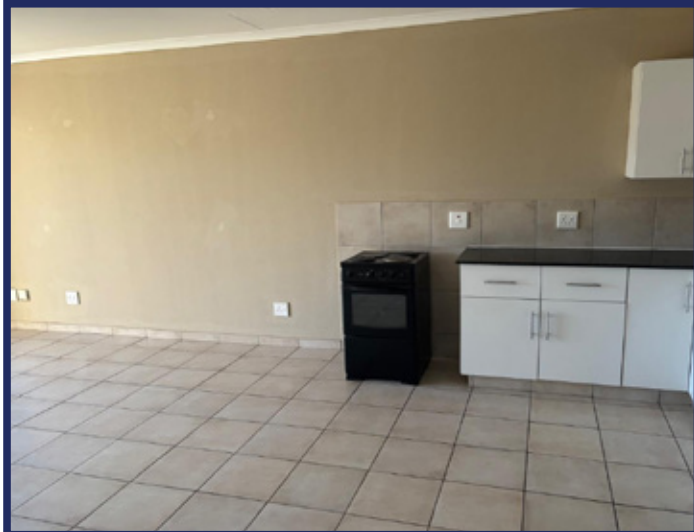
NOTE: ENTIRE SOLAR SYSTEM
EXCLUDED FROM SALE

Each unit consist of:

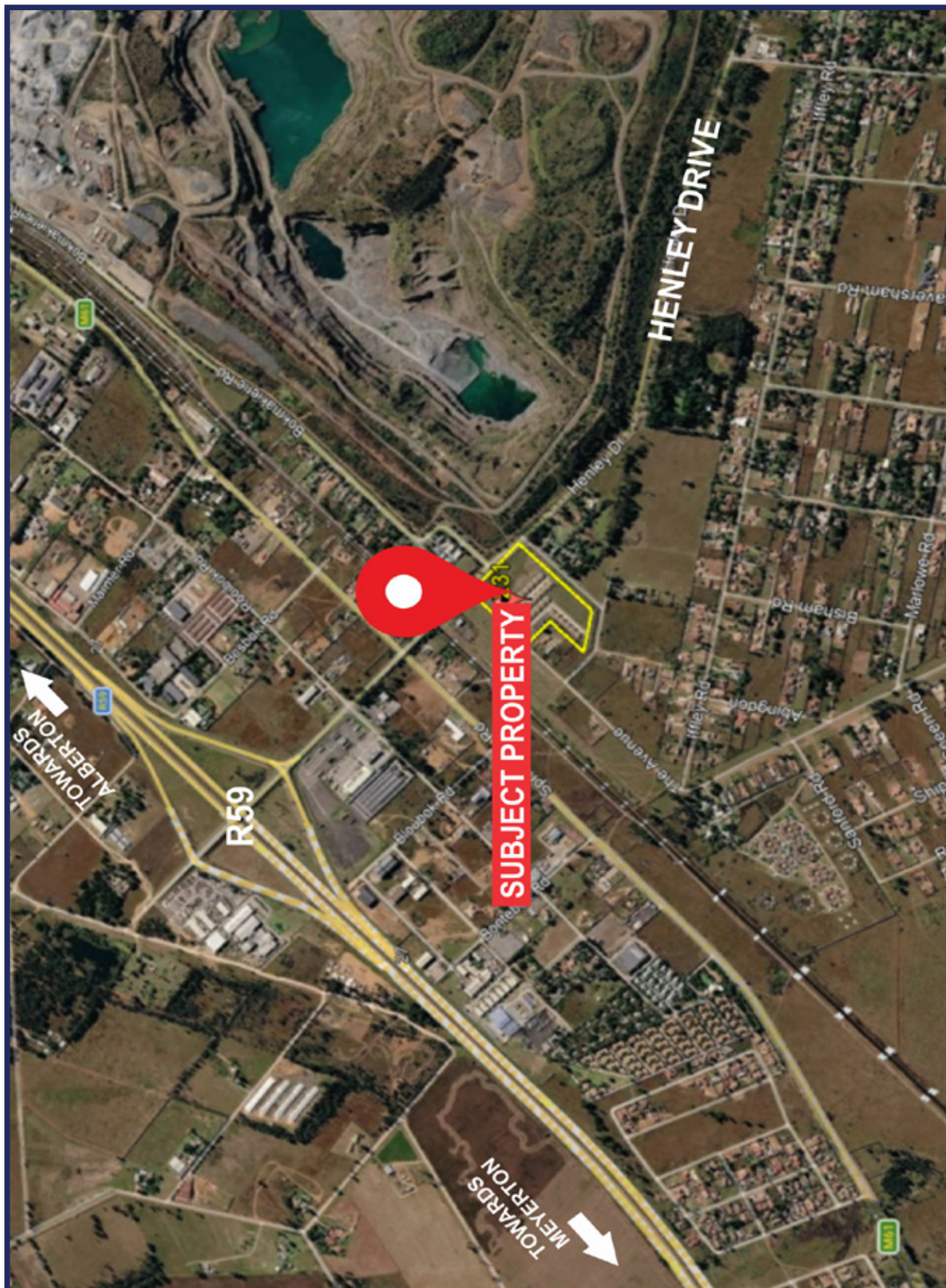
- Open plan kitchen with lounge
- 3 bedrooms
- 2 bathrooms (1 en-suite)
- Small patio opening to small lawn
- 1 lock up garage

Auctioneer's Note:

Rare opportunity to acquire Ikamvulethu Gardens, a 60-unit income generating residential investment offering excellent rental income potential.



LOCALITY MAP





SG DIAGRAM

Traced in the Surveyor-General's Office,
Pretoria, from General Plan S.G. No. A 4279/04,
of Survey dated Febry-June 1904 by Surveyor
W.E. Kolbe.

S.G. No. A. 4739/36

The line ab represent an over head Electric Power Line with
Underground Electric Cables. Vide
diag 43646/36, Serv. 84/38^s

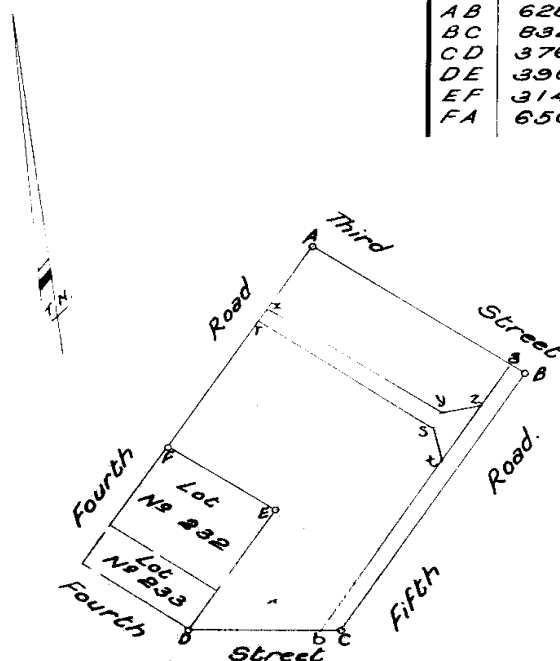
Approved.

W. J. S. van Nickerk

Surveyor-General.

(Sgd) G.G. Liggett
for Surveyor-General
31-1-38

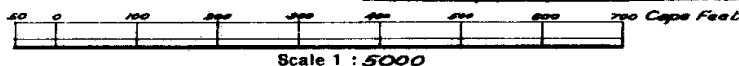
SIDES Cape Feet		ANGLES	
AB	628.000	A	90.0.0
BC	832.781	B	90.0.0
CD	376.213	C	123.25.20
DE	390.000	D	56.34.40
EF	314.000	E	270.0.0
FA	650.000	F	90.0.0



The lines xyz, etc. represents the centre line of an
Electric Power Line Servitudes

Diag. S.G. No. A... 531/59... Serv. No. 479/60^s

W. E. Kolbe
for Surveyor-General.
27-6-60



The figure *A.B.C.D.E.F.* represents *(5 Mgn 4593 Rds 313 Ft.)*
of land called *Lot* No. *231* situate in the Township of

HIGHBURY.

District of *Vereeniging* Province of Transvaal.

Surveyed in *February-June 1904* by *me*

W.E. Kolbe.

Land Surveyor.

This diagram is annexed to Deed of

No. dated

in favour of

General Plan No. *A 4279/04.*

The original diagram is No.

annexed to

ZONING CERTIFICATE



Midvaal Local Municipality
PO Box 9, Meyerton, 1960
Tel: 016 360 7400
Fax: 016 360 7519
www.midvaal.gov.za

E-mail: sellod@midvaal.gov.za

DEVELOPMENT AND PLANNING

Inquiries: S Duma
Reference: 15/1/6

TO WHOM IT MAY CONCERN

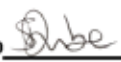
ZONING CERTIFICATE

1. **PROPERTY DESCRIPTION:** Erf 231 Highbury Township
2. **APPLICABLE SCHEME:** Midvaal Land Use Scheme, 2023
3. **USE ZONE:** "Residential 2"
4. **USES PERMITTED:** Dwelling House, Dwelling Units, Town houses and Street.
5. **DEVELOPMENT CONTROLS:**
 - Height – 2 storeys
 - Coverage – 60%
 - FAR – 1.2
 - Density – 12,5 Dwelling units per hectare permitting 60 dwelling units
6. **PARKING REQUIREMENTS:** As per clause 15 of the Scheme
7. **BUILDING LINE RESTRICTIONS:**

Street:	3.5m
Sides and rear:	2 m

(Title Deed to be checked for any restrictions contained in conditions)
No building work shall be approved within any servitude area.

Yours faithfully

Pp 

KATLEGO MOKWENA
EXECUTIVE DIRECTOR: DEVELOPMENT AND PLANNING
Date: 06 AUGUST 2026



Optimizing Your Assets

36 Gembok Street, Koedoespoort Industrial, Pretoria
PO Box 12374, Hatfield, 0028
086 111 8267 • bells@vansauctions.co.za • 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.