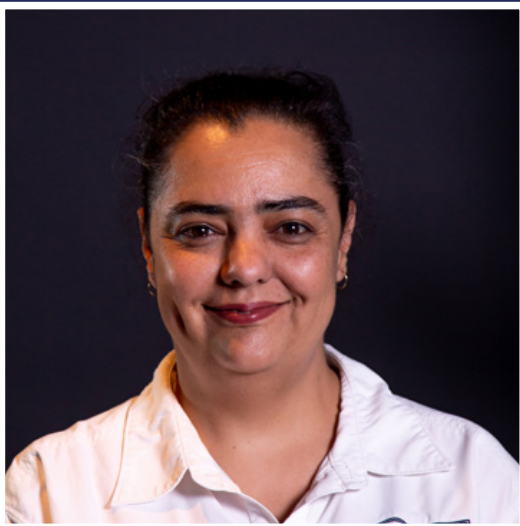




INFO PACK

58 UNITS FULLY LET, OFFERED IN BUILDING BLOCKS & JOINTLY
INDIGO HEIGHTS, BENONI - EXCELLENT INVESTMENT OPPORTUNITY

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:

Wednesday, 28 October 2026 @ 12:00

ONLINE BIDDING CLOSES:

Thursday, 29 October 2026 @ 12:00

ADMINISTRATOR

Mariska Strassburg

mariska@vansauctions.co.za

086 111 8267

58 UNITS FULLY LET
OFFERED IN BUILDING BLOCKS & JOINTLY
INDIGO HEIGHTS, BENONI
- EXCELLENT INVESTMENT OPPORTUNITY



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 Wednesday, 28 October 2026

Online Bidding Closes: 12:00 on Thursday, 29 October 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.
- **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.

GENERAL PROPERTY INFORMATION



58 UNITS, INDIGO HEIGHTS, 134 HARPUR AVENUE (CORNER HARRISON STREET), BENONI

Unit Sizes:	47 m ² each
Total Erf Size:	± 3 571 m ²
Extent of Buildings:	± 2 726 m ²
Zoning:	Residential (Sectional Title Units)
Units Layout:	2 bedrooms, 1 bathroom, kitchen & lounge (open plan layout)

Complex Layout:

4 Buildings of flats fully let

58 Units:

Numbers: 1-19; 21-59

45 Registered parking areas (Exclusive Use Areas):

± 13 m² each

16 Storerooms:

(Exclusive Use Areas) between 6-9m²

Gross rental income:

± R3,571,402 per annum

Monthly rental:

Between R3,856 and R6,059 per unit
(Separate Rent Roll available)

Monthly rates and Taxes:

± R282.68 per unit

Rent, levy, electricity and water:

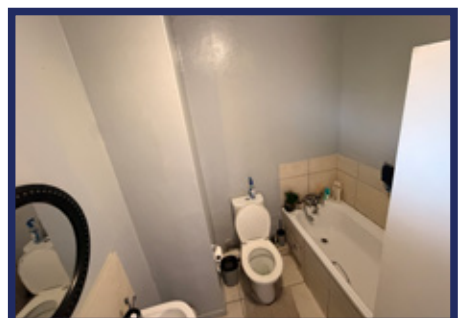
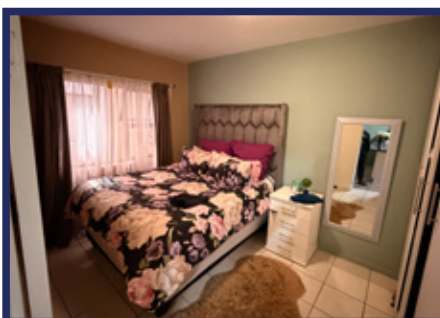
Charged monthly and recovered from
tenants by Body Corporate and managing agents

Additional Facilities:

- Guard house with w/c and basin
- Washing lines
- Generator
- 6 Jojo tanks and water pump system with
4 x water supply systems

IMAGE GALLERY





LOT 1 - BUILDING 1: UNITS 1 - 12

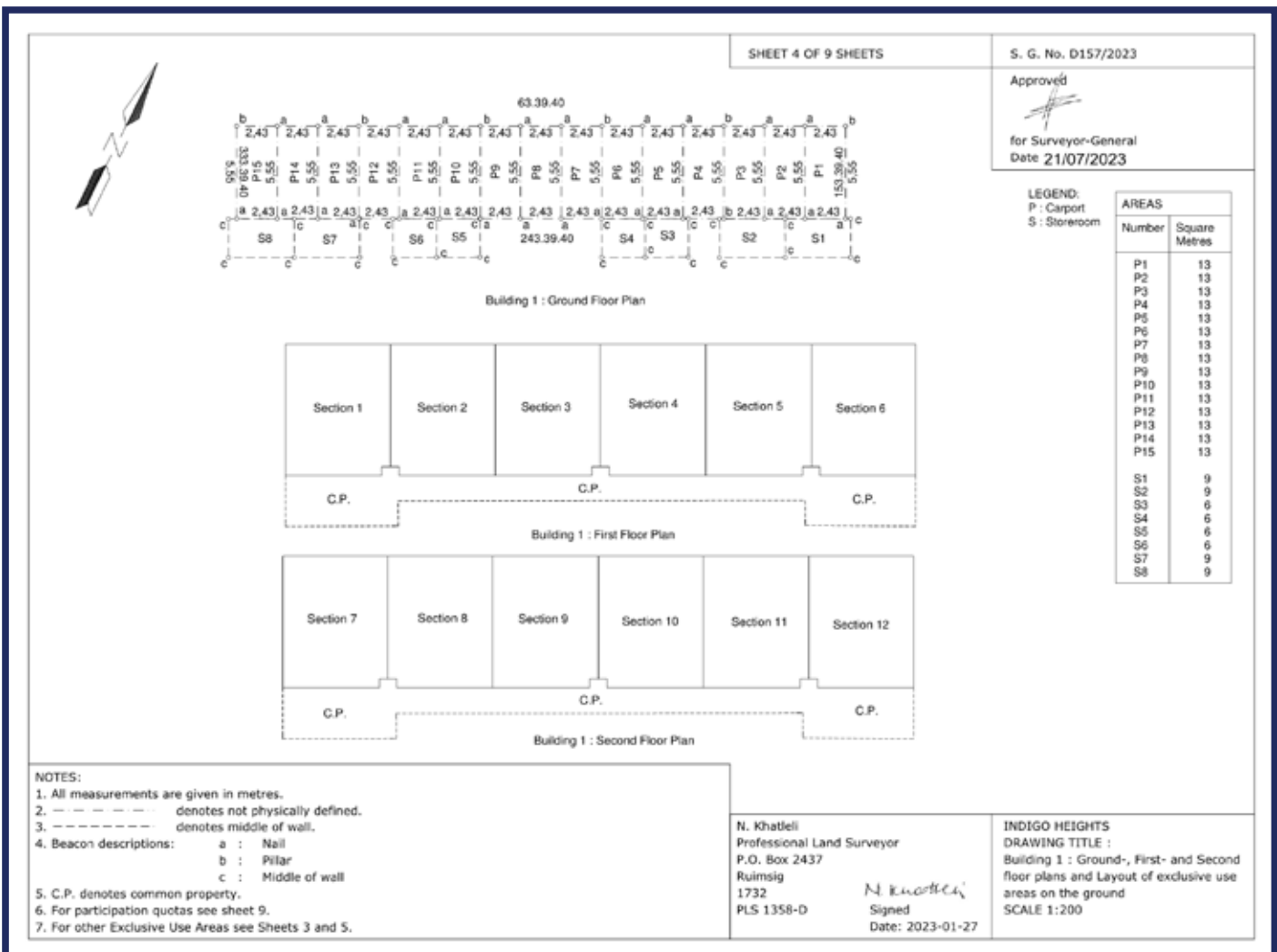
Subject Property:	Units 1 - 12 and Exclusive Use Areas Parking P1 - P15 and Storerooms S1 - S8, of Scheme number: 13/2024, SS Indigo Heights, situated on Erf 1676 Benoni, 134 Harpur Avenue (corner Harrison Street), Benoni.
Extent:	Units measuring: 47 m ² each Parking: 13 m ² each Storerooms: ± 6 & 9 m ² each

BUILDING 1:

Ground floor: Parking areas P1 - P15 & Storerooms: S1 - S8

1st floor: Units 1 - 6

2nd floor: Units 7 - 12 & common property



LOT 2 - BUILDING 2: UNITS 13-19, 21-24 (UNIT 20 SOLD & EXCL.)



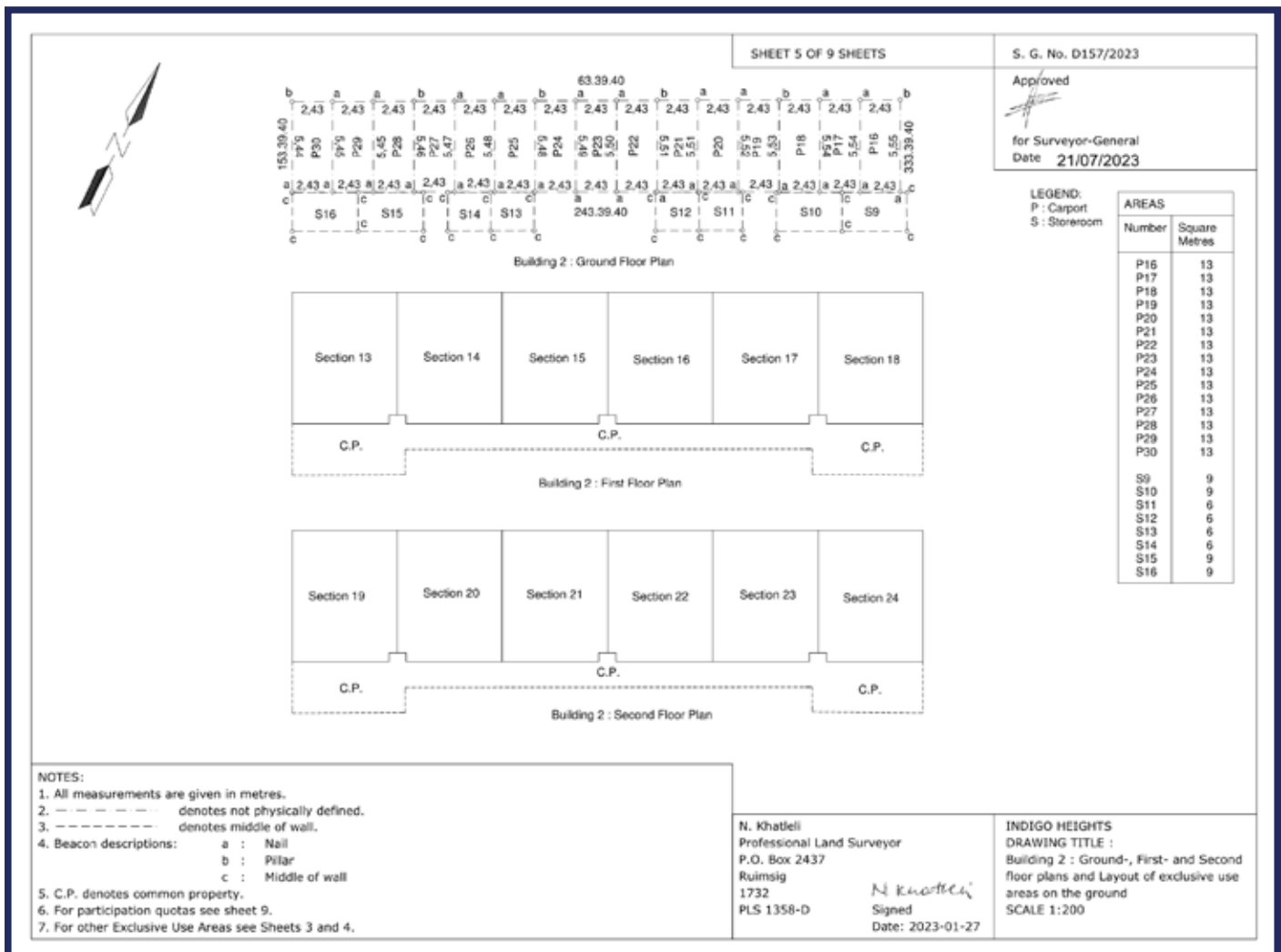
Subject Property:	Units 13 - 19, 21 - 24 and Exclusive Use Areas Parking P16 - P30 and Storerooms S9 - S16, of Scheme number: 13/2024, SS Indigo Heights, situated on Erf 1676 Benoni, 134 Harpur Avenue (corner Harrison Street), Benoni.
Extent:	Units measuring: 47 m ² each Parking: 13 m ² each Storerooms: ± 6 & 9 m ² each

BUILDING 2:

Ground floor: Parking areas P16 - P30 & Storerooms: S9 - S16

1st floor: Units 13 - 18

2nd floor: Units 19, 21 - 24 & common property



LOT 3 - BUILDING 3: UNITS 25-42

Subject Property:	Units 25 - 42 and Exclusive Use Areas Parking P31 - P37 of Scheme number: 13/2024, SS Indigo Heights, situated on Erf 1676 Benoni, 134 Harpur Avenue (corner Harrison Street), Benoni.
Extent:	Units measuring: 47 m ² each Parking: 13 m ² each

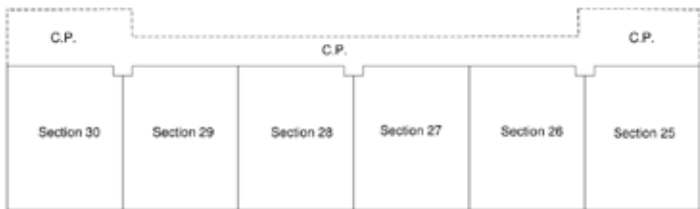
BUILDING 3:

Ground floor: Units 25 - 30

1st floor: Units 31 - 36

2nd floor: 37 - 42 & common property

P31 - P37 Open parking

	SHEET 6 OF 9 SHEETS	S. G. No. D157/2023
	Approved  for Surveyor-General Date 21/07/2023	
 Building 3 : Ground Floor Plan		
 Building 3 : First Floor Plan		
NOTES: 1. For participation quotas see sheet 9. 2. C.P. denotes common property. 3. For the Second floor plan of Building 3, see Sheet 7.	N. Khatleli Professional Land Surveyor P.O. Box 2437 Ruimsig 1732 PLS 1358-D Signed Date: 2023-01-27	INDIGO HEIGHTS DRAWING TITLE : Building 3 : Ground- and First floor plans SCALE 1 : 200

LOT 4 - BUILDING 4: UNITS 43-59 (UNIT 60 SOLD & EXCL.)



Subject Property:	Units 43 - 59 and Exclusive Use Areas Parking P38 - P45, of Scheme number: 13/2024, SS Indigo Heights, situated on Erf 1676 Benoni, 134 Harpur Avenue (corner Harrison Street), Benoni
Extent:	Units measuring: 47 m ² each Parking: 13 m ² each

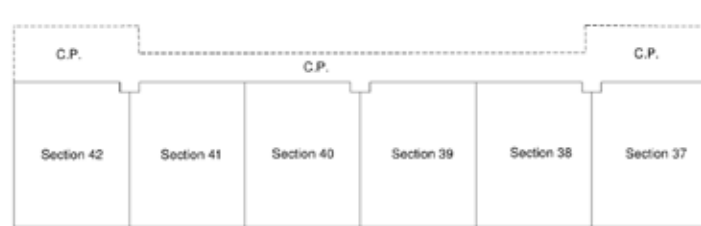
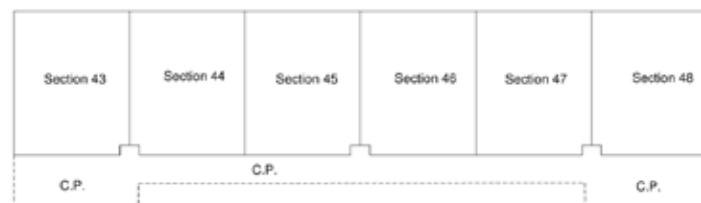
BUILDING 4:

Ground floor: Units 43 - 48

1st floor: Units 49 - 54

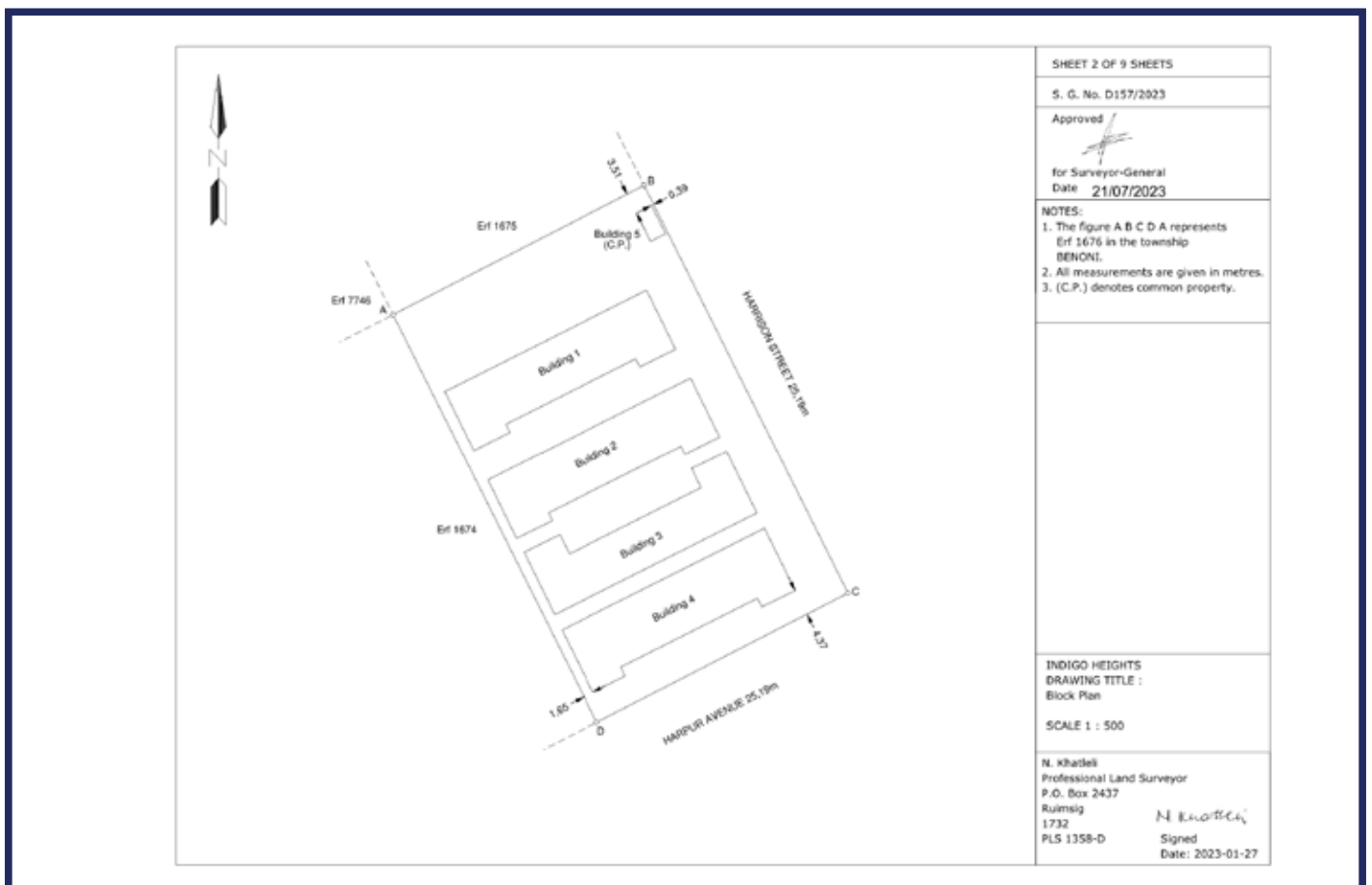
2nd floor: 55 - 59 & common property

P38 - P45 Open parking

		SHEET 7 OF 9 SHEETS	S. G. No. D157/2023
		Approved  for Surveyor-General Date 21/07/2023	
 Building 3 : Second Floor Plan			
 Building 4 : Ground Floor Plan			
NOTES: 1. For participation quotas see sheet 9. 2. C.P. denotes common property. 3. For the Ground- and First floor plans of Building 3, see Sheet 6. 4. For the First- and Second floor plans of Building 4, see Sheet 8.		N. Khatleli Professional Land Surveyor P.O. Box 2437 Ruimsig 1732 PLS 1358-D Signed Date: 2023-01-27	INDIGO HEIGHTS DRAWING TITLE : Building 3 : Second floor plan and Building 4 : Ground floor plan SCALE 1:200

LOT 5 - LOTS 1-4 OFFERED AS ONE LOT

Subject Property:	Units 1-19; 21-59 and Exclusive Use Areas Parking P1-45 and Storerooms S1-S16, of Scheme number: 13/2024, SS Indigo Heights, situated on Erf 1676 Benoni, 134 Harpur Avenue (corner Harrison Street), Benoni
Extent:	58 units: 47 m ² each Parking: 13m ² each Storerooms: between 6 & 9 m ² each



LOCALITY MAP





Optimizing Your Assets

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Disclaimer:

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