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PROPERTY PACK

**1 ILEX AVENUE,
MOOINOOI
RUSTENBURG**

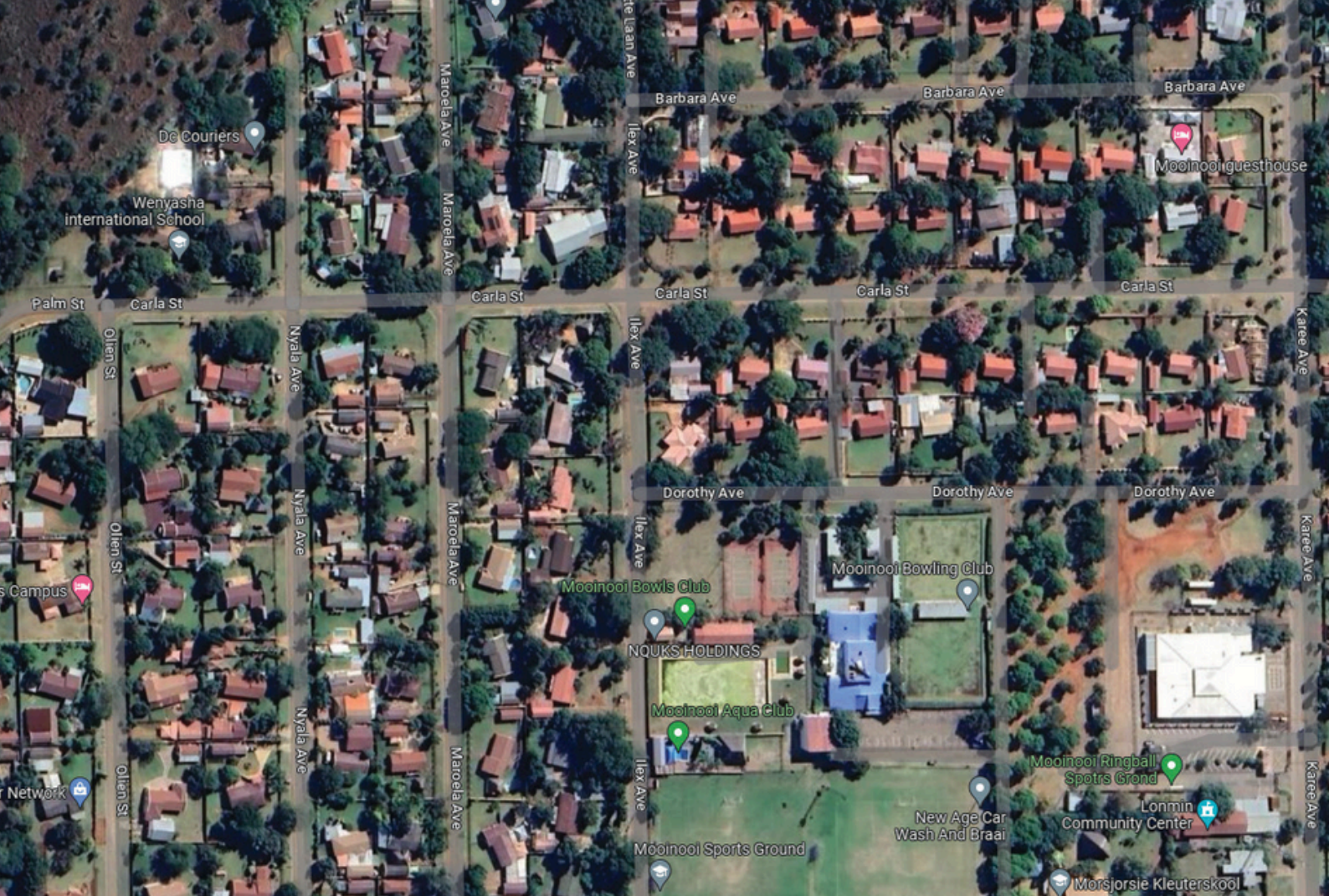
AUCTION CLOSES:

21 November 2024 at 12:00

LUFUNO RAMOYADA

LUFUNO@AUCORMINING.COM

060 547 3860



1 ILEX AVENUE, MOOינווי, RUSTENBURG

PROPERTY INFORMATION

TITLE DEED INFO

Property Address	1 Ilex Avenue, Mooינווי
Title Deed	T23835/1971
Property Type	House
Erf Nr	18
Erf Size	3074m ²
Structure Size	±480m ²
Existing Tenancies	Vacant

IMPROVEMENTS:

This property, located in Mooinooi, offers substantial potential for renovation or redevelopment. The property spans 3,074 square meters and features two dwellings. The main house, measuring ± 375 square meters, consists of 5 bedrooms, 1 bedroom with an en-suite, and 3 additional bedrooms with space for a toilet. The property also includes a kitchen with a family room.

The second dwelling is a ± 105 square meter flat, which offers 3 bedrooms, a bathroom, living area, and a kitchen. Both structures are unfinished, with no electrical wiring, cupboards, or plumbing fixtures (such as toilets, taps, basins, or baths) in place, leaving them as basic shell structures.

Additionally, there is an empty swimming pool that is missing a pump and filter. The main house and the flat is in a dilapidated state, with no ceilings and in need of significant repairs and restoration. This property presents a unique opportunity for investors or individuals looking to create a custom home or rental units in a prime location.

STRUCTURE:MAIN

Brick External Wall	Face Brick
Internal Walls	Plastered
Roof	Corrugated Iron
Floors	Cement
Glazing	Steel
Bedrooms	5 Bedroom
Bathrooms	1 En-suite Bathroom + 1 Bathroom
Size	$\pm 375\text{m}^2$
Kitchen, Living Room and Carport ($\pm 34\text{m}^2$; $\pm 10\text{m} \times \pm 4\text{m}$)	
Swimming Pool - not equipped	

STRUCTURE:FLAT

Brick External Wall	Face Brick
Internal Walls	Plastered
Roof	Corrugated Iron
Floors	Cement
Glazing	Steel
Bedrooms	3 Bedroom
Bathroom	1 Bathroom
Size	$\pm 110\text{m}^2$

NB -Please note both structures are unfinished with no electrical wiring or plumbing fixtures in place. leaving them as basic shell structurers

CONDITION:

The main house and the flat on the property are essentially incomplete structures. Neither building is fitted with electrical wiring, cupboards, ceilings, nor any plumbing fixtures such as toilets, taps, basins, or baths. Both dwellings are in a shell condition, requiring extensive work to make them habitable. Potential buyers should be aware that significant investment in terms of both time and money will be needed to bring the property to a functional and finished state.

Outstanding Rates & Taxes / Electricity: Payable by the Seller

Rates & Levies Monthly	± R2,131.07 p/month
Rates and Levies: Monthly	Pre-paid
Water: Monthly Electricity:	Pre-paid

Municipal Valuation: R880 000

Local Authority: Madibeng Local Municipality

AREA:

Mooinooi, situated roughly halfway between Brits and Rustenburg, presents countryside living to those seeking tranquillity. The area boasts hiking trails, game reserves and biking trails.





AUCTION SUBMISSION FEES

A deposit equal to 21.5% of the Purchase Price payable to the AUCTIONEER by the PURCHASER immediately after the fall of the hammer.

The 21.5% is made up as follows:

- 10% toward the deposit of the property and;
- 10% plus VAT towards buyers commission

Vat payable	- No
Possession	- On day of Registration
Occ. Interest / Rental	- N/a
Electrical Installation Certificate of Compliance	- To be provided by the Buyer
Cost of Transfer	- Buyer responsible for transfer cost
Confirmation Period	- 7 Business days (02/12/2024 at 12:00)

AUCTION INFORMATION

Auction Date & Time

Monday, 18 November 12:00 until
Thursday, 21 November from 12:00

Venue

Online

Auctioneer's Commission

10% excl VAT

Deposit Payable By Purchaser

21.5%

