



BEKKER
AUCTIONEERS
AUCTIONS | PROPERTIES | VALUERS

Live Auction of Cosy 4-Bedroom Family Home in Heatherlands, George

Live Onsite or Webcast Online bidding available
48 Erica Road, Heatherlands George
Auction Date: Friday, 8 October
Time: 12:00 noon

Property Description

48 Erica Road, Heatherlands, George Rd

Size of stand	1 782m ²
Size of improvements	410m ²

This stunning 4-bedroom house is located in Heatherlands, George.

Viewing: 30 September & 7 October from 12:00 – 14:00

Contact Frederick Bekker on 066 247 1374 or at fred@bekkergroup.co.za if you have any questions about this property for the discerning buyer.



Bekker Alliance (PTY)Ltd t/a BEKKER AUCTIONEERS (2018/297285/07)
Vat nr: 4320283320

20 Pioneer Str, Pacaltsdorp Industria, George 6529 // P.O. Box 9827, George, 6530
Tel: 044 492 0537 // admin@bekkergroup.co.za // www.bekkergroup.co.za



Location

Address 48 Erica Road, Heatherlands, George.

Municipal Information

Rates & Taxes ±R2 162,07/month

Improvements (Total floor area ±410m²)

This 410m² house is favourably located on a large stand in the sought-after Heatherlands area. With an erf size of 1 782m², it boasts a large, settled garden with swimming pool, offering picturesque views of the Outeniqua mountains.

The dwelling has modern finishes in the open plan kitchen and dining room, with separate scullery. The kitchen has a sun-nook with a bay window and bench. The large window offers lots of natural light in the kitchen. The dining room has laminate flooring, and the kitchen and dining room have wood-panelled ceilings.

The bedrooms have carpets, and built-in cupboards.

The formal lounge with tile floors, and wood-panelled ceilings has large windows overlooking the patio and garden.

The modern TV lounge has a wood-burning fireplace, laminate flooring, and wood-panelled ceilings. The lounge opens onto the enclosed braai room.

The braai room has tiled floors with stacking doors opening onto the large garden and swimming pool.

The dwelling consists of the following:

- | | |
|---|---|
| <ul style="list-style-type: none">- 4 Bedrooms (2 en-suite)- Study room- Utility room- Storeroom- 3 Bathrooms (no geysers, water heated by communal heat pump)- Guest toilet- Formal lounge- Dining room- TV Lounge | <ul style="list-style-type: none">- Kitchen- Scullery- Enclosed braai room- Mud Room (bicycles/sports)- Swimming pool- Domestic quarters with shower & toilet- Double garage- Undercover parking (x1)- Outside parking (x4) |
|---|---|



BEKKER

AUCTIONEERS
AUCTIONS | PROPERTIES | VALUERS





BEKKER

AUCTIONEERS
AUCTIONS | PROPERTIES | VALUERS





Summary of Conditions of Sale

Live online webcast bidding optional. Please create an account and register in advance at online.bekkergroup.co.za

The Highest bidder / purchaser shall be bound to the following conditions of sale:

- 10% Deposit payable into the auctioneer's trust account on day of auction.
- 5% + VAT buyer's commission payable on the day of the auction.
- The purchaser shall within 30 days of acceptance of this offer furnish the Seller's Conveyancers with an acceptable guarantee for payment of the balance of the purchase price.
- Transfer duty is payable. (R0 – R1m no transfer duty).
- The Purchaser pays costs in respect of giving and taking of Transfer (Seller will appoint conveyancer).
- No arrears payable by the Purchaser.
- The electricity certificate (COC) and borer beetle certificates will be for the SELLERS account.
- The conveyancer is irrevocably authorised to settle any arrears from the deposit held by the auctioneers in terms of clause 4.1 of the conditions of sale.
- Possession and occupation shall be given and taken on 1 February 2022.
- No suspensive conditions applicable.
- The sale is subject to a confirmation period of 10 days expiring on Monday, 18 October 2021 @ 12:00 noon. The confirmation period includes a period for higher offers of 7 days ending on Friday, 15 October 2021 @ 12:00 noon. The seller will accept / decline the offer by 18 October 2021 @ 12:00. The seller reserves the right to accept or decline the auction offer on the day of the auction or at any point in time during the confirmation period.
- The highest bidder is held bound by his bid until 12:00 noon on 18 October 2021.
- This property is being sold with reserve, subject to confirmation by the seller.
- The property is purchased and sold "voetstoots" and the seller shall not be liable for any defects, patent, latent or otherwise in the property nor for any damage occasioned to or suffered by the purchaser by reason of such defect. The Purchaser confirms that he or she has effected the necessary enquiries with local authority regarding compliance or non-compliance of improvements located on the property in respect of statutory requirements.
- No movable assets are included in the sale.
- The auctioneer or his agent shall be entitled to bid up to the reserve price, but not exceeding the reserve, at the auction on behalf of the seller or as proxy for a registered bidder.

Registration requirements:

- FICA documents (ID & proof of residential address).
- Webcast bidders: Register online at online.bekkergroup.co.za (ID, proof of residency and R10 000 refundable registration deposit).
- Onsite registration – no deposit required.

Viewing: 30 September & 7 October from 12:00 – 14:00 (strictly by appointment).

ENQUIRIES: 066 247 1374

AUCTIONEER: Frederick Bekker

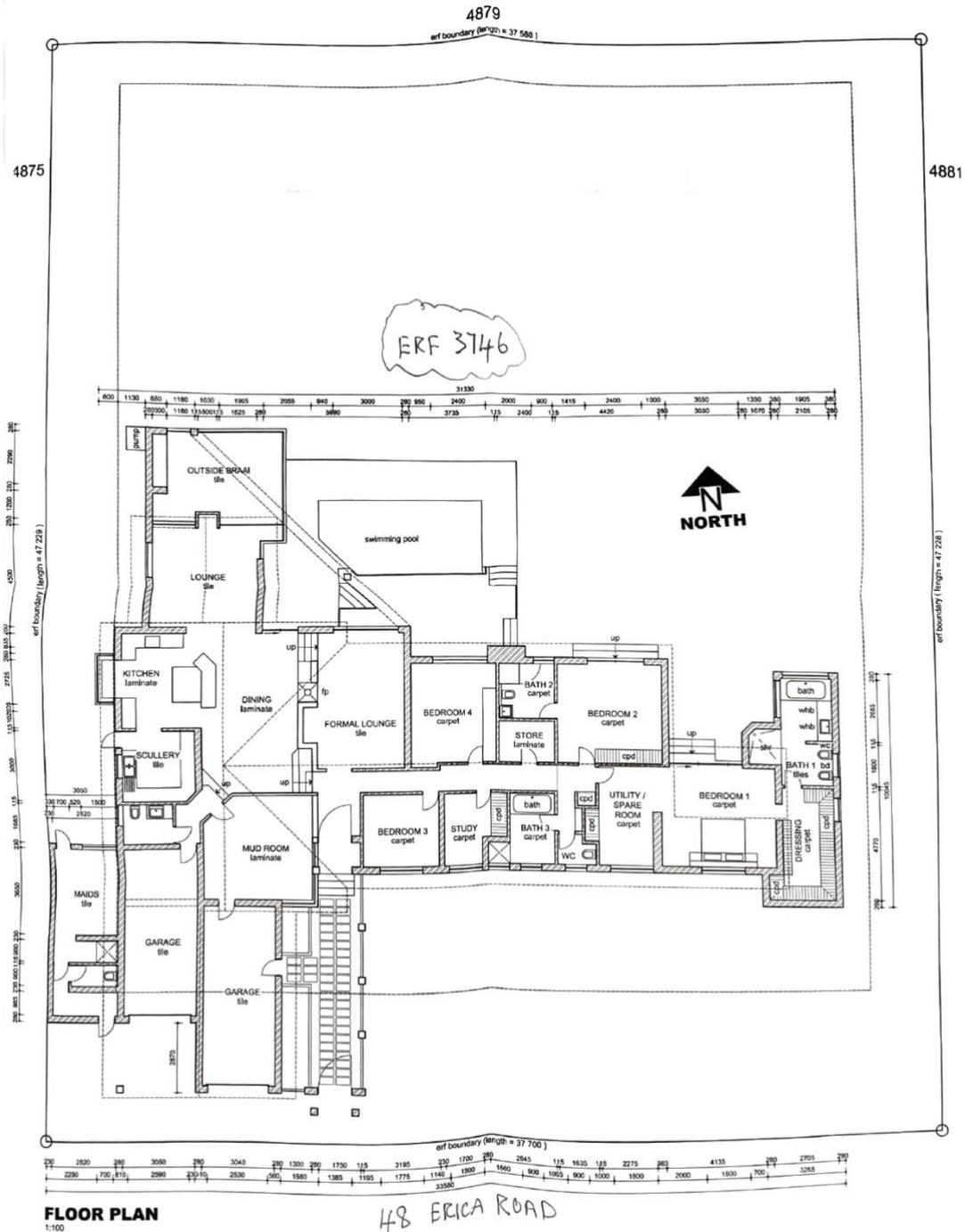
Attached herewith further information documents:

- Floor plan



BEKKER

AUCTIONEERS
AUCTIONS | PROPERTIES | VALUERS



Bekker Alliance (PTY)Ltd t/a BEKKER AUCTIONEERS (2018/297285/07)

Vat nr: 4320283320

20 Pioneer Str, Pacaltsdorp Industria, George 6529 // P.O. Box 9827, George, 6530

Tel: 044 492 0537 // admin@bekkergroup.co.za // www.bekkergroup.co.za