

ON AUCTION

Galetti



Fully Zoned and Serviced Land

169 4th Avenue, Edenvale, Gauteng

02 April 2025 @ 12h00

Killarney Country Club, 60 5th Street, Houghton

Viewing By Appointment

Registration Fee: R100 000 (Refundable Deposit)



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Property Description

Low Down

Data Room

Locality

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Investment Rationale

Zoned Residential 3

Zoned for 32 dwellings

Height zone of 2 storeys

Bordering the Edenvale Bowls Club

2.5km from Greenstone Shopping Centre

The Low Down

Registered Owner	Hiboline Pty Ltd
Registration Number	2020/621905/07
ERF Number	581 & 582
ERF Size	3,965m ²
Township	Edenvale
Zoning	Residential 3

MUNICIPAL INFORMATION

Municipality	City of Ekurhuleni
Monthly Rates	± R4,108

TITLE DEED INFORMATION

Number	T46062/2021
Municipal Area	City of Ekurhuleni

*All amounts are exclusive of VAT

D A T A R O O M

Access all relevant supporting documents

Municipal Accounts	View
Building Plans	View
Deed of Transfer	View
Share Certificates	View



Sandton

Eden Meadows
Shopping Centre

Stonehill Crossing



Sanral Customer
Service Center

N3 Eastern Bypass

Andries Pretorius Rd

Edenvale Bowling Club

PROPERTY

Befordview





Why Buy on Auction?

Potential Bargains

Variety

Transparency

Fair Market Value

Fast Transactions

Opportunity for Profit

Exclusivity

Sellers' Motivation

Auctions provide a unique and attractive alternative to traditional real estate sales. With a set date and competitive bidding, sellers benefit from increased buyer interest and higher sales prices. The transparent process is efficient and accelerated, with targeted marketing and online bidding reaching a wide range of potential buyers. We look forward to working with you and delivering successful auction results.

One Place. Sharing Ideas. Moving Property.

Contact us

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TO REGISTER

To register to bid on behalf of a company or in your personal capacity, please send the relevant FICA to auction@galetti.co.za

Registration deposit

R100,000

(paid via EFT/Credit Card prior to auction).

On Auction Day

Highest bidder required to pay a deposit of 5% plus 10% buyers' premium (plus VAT) into Galetti Trust account immediately (EFT/credit card).

The Balance of the Purchase

The balance of the purchase to be paid by the Purchaser within 40 business days after the offer is accepted.



Disclaimer: The property being auctioned is sold strictly on an "as-is" basis with no representations, warranties or guarantees, whether express or implied, including but not limited to any warranties of merchantability or fitness for a particular purpose. All potential buyers are strongly encouraged to conduct their own due diligence and inspections prior to bidding. The auctioneer and the seller make no representations or warranties as to the condition, quality, nature, value or title of the property being auctioned, and expressly disclaim any responsibility for errors, omissions, or inaccuracies in the information provided. Any reliance on the information provided is solely at the risk of the buyer. All bids are final and binding and the highest bidder at the auction will be required to execute a binding contract and pay a deposit and buyers premium on the day of auction.