

# ON AUCTION

# Galett

REDUCED RESERVE



## Development Opportunity in Claremont

34 Chichester Road, Claremont

08 May 2025 @ 12h00

King David Mowbray Golf Club, 1 Raapenberg Road, Cape Town

Viewing By Appointment

Registration Fee: R50 000 (Refundable Deposit)



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# Investment Rationale

± 253m<sup>2</sup> Additional developable bulk available

The MyCiti Bus route will be extended to run past the properties

The property comprises a 4-bedroom house, two studio flatlets, and one 1-bedroomed flat

Located in Claremont, the property is in proximity to all necessary amenities

# Property Information

|                   |                     |
|-------------------|---------------------|
| GLA               | ± 372m <sup>2</sup> |
| 4 Bedroom house   | 1                   |
| 1 Bedroom flatlet | 1                   |
| Studio flatlets   | 2                   |

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# The Low Down

|                  |                       |
|------------------|-----------------------|
| Registered Owner | Jennifer Zimmerman    |
| VAT Registered   | No                    |
| ERF Number       | Erf 53565, Claremont  |
| ERF Size         | 417m <sup>2</sup>     |
| GLA              | 372m <sup>2</sup>     |
| Township         | Cape Town             |
| Zoning           | General Residential 4 |

## MUNICIPAL INFORMATION

|               |                   |
|---------------|-------------------|
| Municipality  | City of Cape Town |
| Monthly Rates | ± R1,551.47       |

## TITLE DEED INFORMATION

|                   |                   |
|-------------------|-------------------|
| Number            | T59005/2003       |
| Registration Date | 2003/06/30        |
| Municipal Area    | City of Cape Town |

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\*All amounts are exclusive of VAT

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# D A T A   R O O M

Access all relevant supporting documents

|                   |                      |
|-------------------|----------------------|
| Municipal Account | <a href="#">View</a> |
| Title Deed        | <a href="#">View</a> |
| Plans             | <a href="#">View</a> |

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Imam Haron Rd

**PROPERTY**

Oblivion Bar & Kitchen

Dental & Ortho -  
Belvedere Claremont

Livingstone High School

Chichester Rd

Rosmead Central Primary School

Pick n Pay Rosmead





2x Studios

4 Bedroom

1 Bedroom Flatlet

34 Chichester Rd



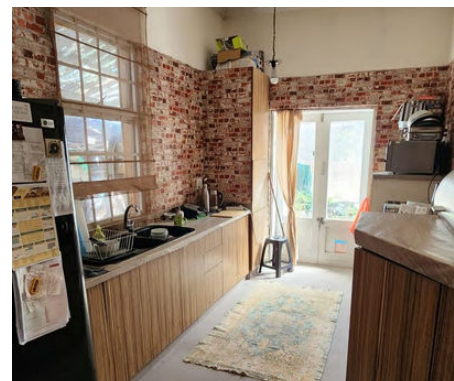
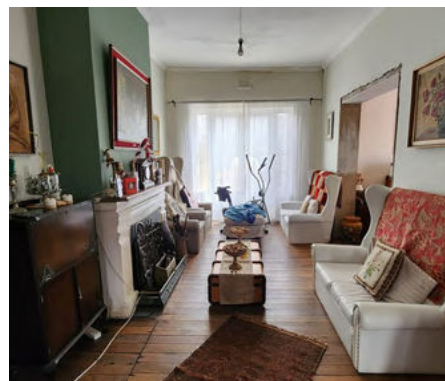
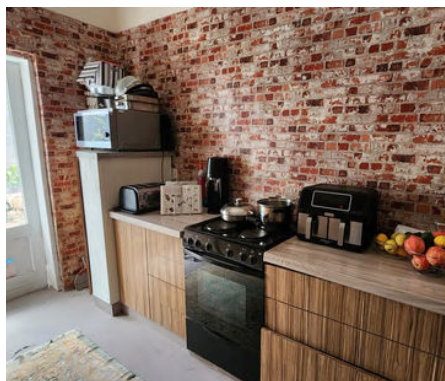


PROPERTY











# 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](mailto:auction@galetti.co.za)**

### **Registration deposit**

R50,000

(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.*