

21-22 June 2022

PM PETER
MASKELL
AUCTIONEERS



URGENT TIMED ONLINE AUCTION

3-Bedroom Family home

Semi-detached 269 Sqm
Home In Newlands
Durban With Single
Lockup Garage



Contact

Cell: 082-801-6827/033-397-1190

Email: danielle@maskell.co.za

General Auction details

TIMED ONLINE AUCTION DETAILS

Bidding Opens: Tuesday, 21st June 2022 at 12 noon
Bidding closes: Wednesday, 22nd June 2022 from 12 noon (staggered time)
Venue: Bid via our online APP <https://bidlive.maskell.co.za>

REGISTRATION IS REQUIRED BEFORE BIDDING

Online Auction Notes:

- If a lot receives a bid within the last 10 min. it will remain open for an additional 10 min.
- If any further bidding occurs, the extension timer will reset to 10 min.
- If no further bidding activity occurs, the lot closes when the timer runs out.

APP DETAILS

Download our APP "Peter Maskell Auctioneers" - from IOS or the Play Store OR visit <https://bidlive.maskell.co.za>

Should you have any problems registering on our Auction Mobility Online App, please contact our offices or click on the link below:

<https://auctionmobility.zendesk.com/hc/en-us/articles/115002077774-How-do-I-Register-for-an-Auction->



BUYER'S CARD DEPOSIT

R50,000.00 to obtain buyer's card by EFT into the following bank account prior to date of sale

Peter Maskell Auctions CC

Nedbank

Account number : 1343096103
Branch Code : 198765
Ref : your name # Wiese

DOCUMENTATION REQUIRED FOR AUCTION REGISTRATION

We, at Peter Maskell Auctioneers have a responsibility to both our clients, employees and the public at large to mitigate the spread of COVID-19, and therefore it is **mandatory** to pre-register for all of our auction sales.

This can be done as follows:

Complete and sign the pre-registration documents and email together with the following:

1. Copy of bidder's Identity document
2. Proof of residence
3. Proof of Payment for bidder's card

Email **ALL** completed documents to registrations@maskell.co.za

PURCHASER'S LIABILITIES

- VAT or transfer duty, as applicable, shall be paid in addition to the purchase price;
- The PURCHASER shall at his own cost obtain:
 - ✓ A certificate of compliance with the requirements of the Occupational Health and Safety Act, Act 85 of 1993 and/or Government Regulations No. 2920/1992 to the effect that the electrical installation on the property complies with SABS 0142, or is reasonably safe;
 - ✓ A certificate to the effect that the improvements on the property are free from infestation by timber destroying insects, if specifically required by a financial institution;
 - ✓ A certificate of the occupation of the property (if applicable);
 - ✓ A NHBRC Certificate (if applicable).

Property information

PIETERMARITZBURG, ZEEKOE VALLEI, 430, 302

REGISTERED PROPERTY DETAILS

Property type	: Erf	Diagram Deed	: T34963/994
Erf no.	: 430	Size (registered)	: 269 sqm
Portion no.	: 0	Municipality	: eThekwini
Township	: Dundee	Province	: KwaZulu Natal
Reg. Div.	: GT	Co-ordinates	: -29.768187 / 30.982002

MAP



OWNER DETAILS

Person type	: Private Persons	Title Deed	: T25153/2019
Purchase Date	: 2019/06/04	Reg. Date	: 2019/08/26

MUNICIPAL DETAILS

Account no.	: 83607449934
Monthly rates	: R350.72
Market value	: R440,000.00

Property details

MUNICIPAL INFORMATION

Account no.	:	0000007029	Municipality	:	Endumeni Local Municipality
Market Value	:	R -	Monthly rates	:	R1,534.96

PROPERTY DESCRIPTION

The stand is rectangular in shape is situated below road level and is access via a steep set of stairs. The site runs steeply upwards in a northern direction from Barracuda Road to the rear of the property

The property comprises of a main dwelling and outbuilding which are more fully described as follows: -

Dwelling

The main dwelling is a semi-detached double storey dwelling and comprises of an open plan lounge /kitchen on the lower level and three bedrooms serviced by a bathroom and toilet on the upper level.

Outbuilding

Single lock up garage at road level and small room located beneath the garage. Small awning at side of dwelling.

Site Improvements

Boundary fencing



PETER
MASKELL
AUCTIONEERS



47 Ohrtmann Road, Willowton
Pietermaritzburg

P.O. Box 22480, Southgate
Pietermaritzburg

Telephone: +27 33 397 1190

www.maskell.co.za



**BID ONLINE
WITH
OUR APPS**



Disclaimer – whilst every care has been taken in the production of this brochure, no legal responsibility or liability is accepted, warranted or implied by the seller or the seller's agent in respect of any errors or omissions