

BIDDERS INFORMATION PACK



NOBILIS 24 22 WEST KERNICK AVE

**LUXURY DUPLEX 2 BED, 2 BATHS IN CENTRAL SECURE COMPLEX IN
MELROSE.**

AUCTION DATE Thursday, 13 August @ 15:00

REGISTRATION From 14:00

VENUE Online

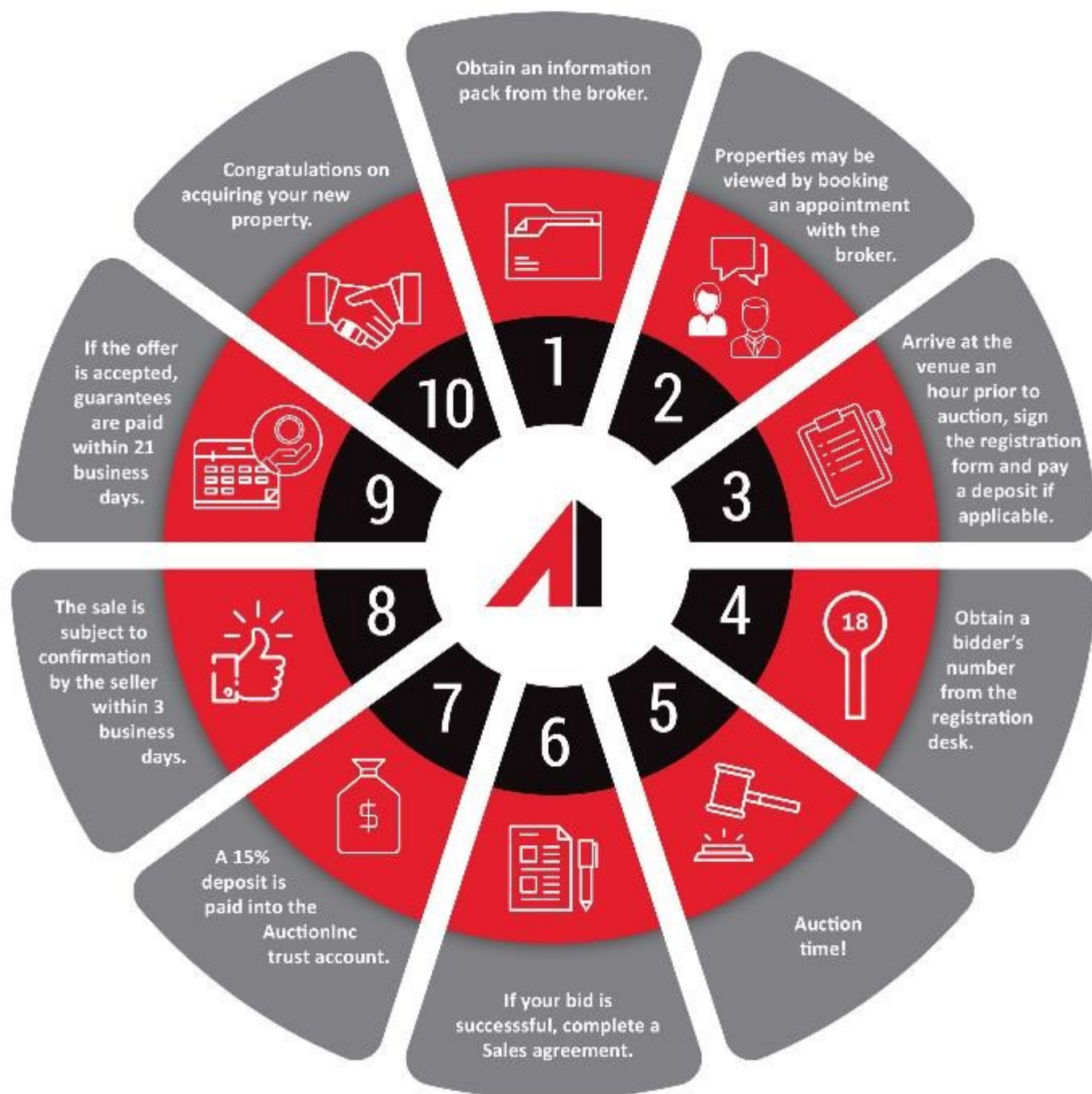
VIEWING By appointment

Gary Brower

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HOW TO BUY A PROPERTY ON AUCTION





PROPERTY INFORMATION

Office/Building Name:	Nobilis
Number	22
Street Address:	West Kernick Ave
Suburb:	Melrose North
City:	Johannesburg
Province:	Gauteng
Sector:	Residential
Sub Sector:	Cluster
Co-Ordinates:	Latitude: -26,1346 Longitude: 28,0609
GLA Size m2:	115
Title Deed	ST94220/2017
Erf Number	Door 24 Unit 24 of 1023/2005 SS Nobilis Melrose North



PROPERTY DETAILS

Property Specifications

Under-Roof / GLA Size	115	m ²
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Property Description

The Nobilis sectional title complex is well situated at 22 Kernick Road, Melrose has 24 units and was built on 2005. It is in a position halfway between Melrose Arch and Wanderers Club. Within walking distance to Melrose Arch and the James and Ethel Gray Park, Birdhaven shops & Voodoo Lily Café. This modern duplex sits on the back eastern corner of the complex and is secured with an additional electric fence and is walled. The unit has all the modern facilities one would expect from an upmarket home in this area. The entire apartment is air conditioned, has under floor heating and is neat and compact. It is ideal as a 'lock up and go' type investment due to the high demand in the area, or as a Melrose base for a commuter. This area is well posed for capital growth. You enter the complex and the unit is directly in front of you at the back on the complex. Two shaded parking bays are immediately in front of the entrance to the unit. As you enter through the garden gate a small garden and beautiful plunge pool await you on the left. The ground floor under cover patio greets you with a built-in gas braai and counter tops with storage cupboards underneath. You enter the apartment through the large sliding doors into the lounge. The apartment has white shutter doors on the entire ground floor. The large open plan living area opens into the back courtyard, guest loo & kitchen. The living area has a tiled floor is light and airy and has a remote-controlled wall mounted air conditioner & heating unit. The kitchen is well equipped with black granite counter tops, electrical hob and oven and a door to the back courtyard - garden. The spiral staircase leads to the 1st floor landing where a security gate enables you to lock the sleeping quarters from the living area. There are 2 bedrooms both are carpeted, en-suite and have built in cupboards and lovely north facing sunny windows. The m-e-s has an angular window with a bath and the 2nd bedroom has a small balcony and shower in the bathroom.

Property expenses:

Rates – R1,300.00

Levies – R2,960.00

Features

- 2 Bedroom
- 2 En-suite Bathrooms
- Guest Toilet
- Lounge
- Dining Room
- Private Swimming Pool
- Open Plan Living



AREA ASSESSMENT

Area Description

Melrose North, located of North of Johannesburg, an area comprising of commercial and residential property. Melrose North lays claim to numerous commercial properties such as office blocks and office parks. Residential property in Melrose North is exceptional offering spacious houses, apartments, and townhouses. The area provides property solutions for investors, owner occupiers and tenants offering plenty of property to let in Melrose North and plenty of property for sale in Melrose North. A multitude of road networks contribute to the success of Melrose North, situated just off the M1, Melrose North can be accessed using the Corlett Drive via the M1 North and South. Arterial routes such as Corlett Drive, Oxford Road and Louis Botha Avenue ensures convenient commuting to Sandton, Rosebank, Melrose Arch and Houghton. Another contributing factor to the success of Melrose North is the closeness to all local amenities and neighbouring areas. Melrose North proximate distance to major shopping centres, hospitals, leisure and recreational venues ensure convenience when running errands or when deciding to enjoy life's pleasures.

Amenities

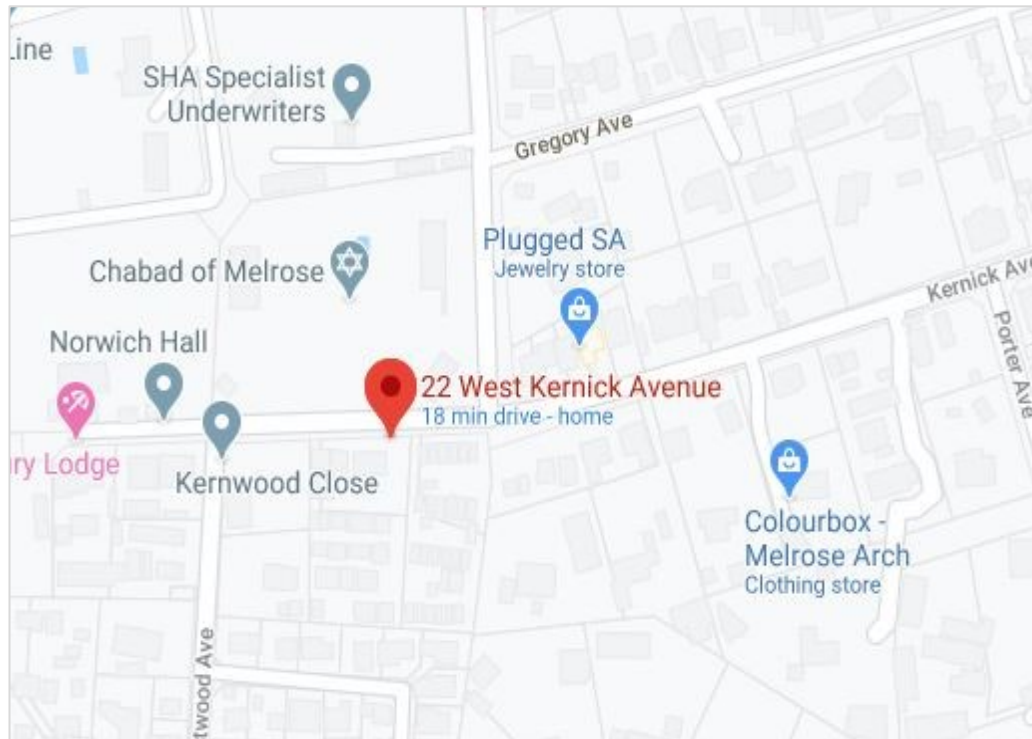
Melrose Arch	0,2 Km
Blu Bird	0,72 Km
Primary School	0,43 Km



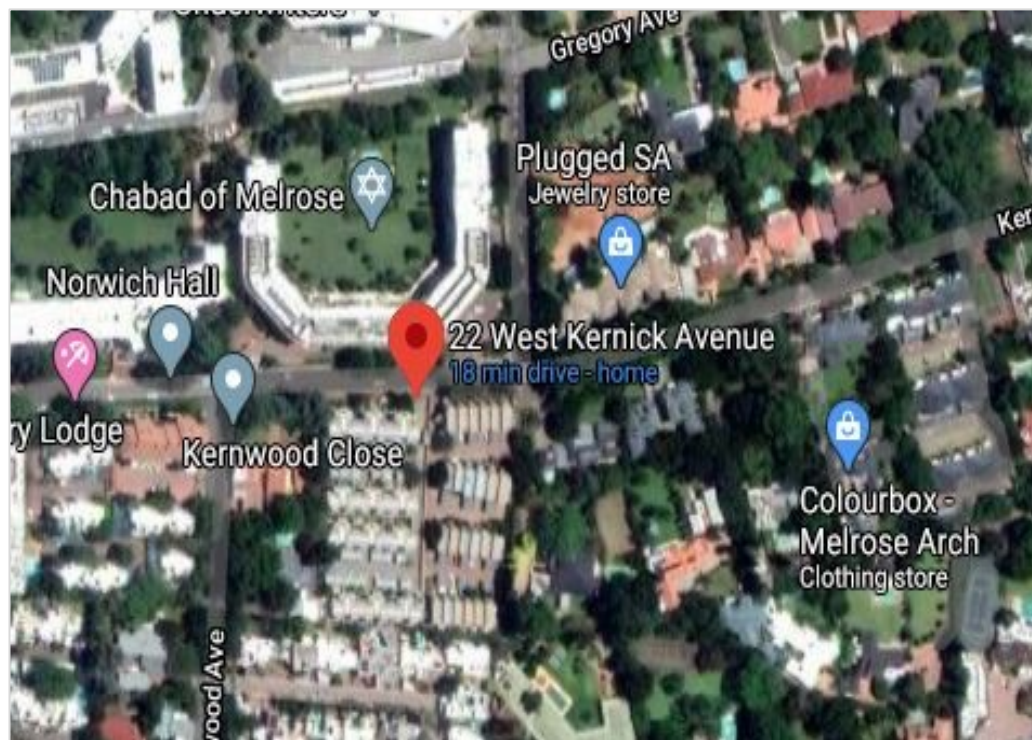


PROPERTY MAPS

Map



Satellite



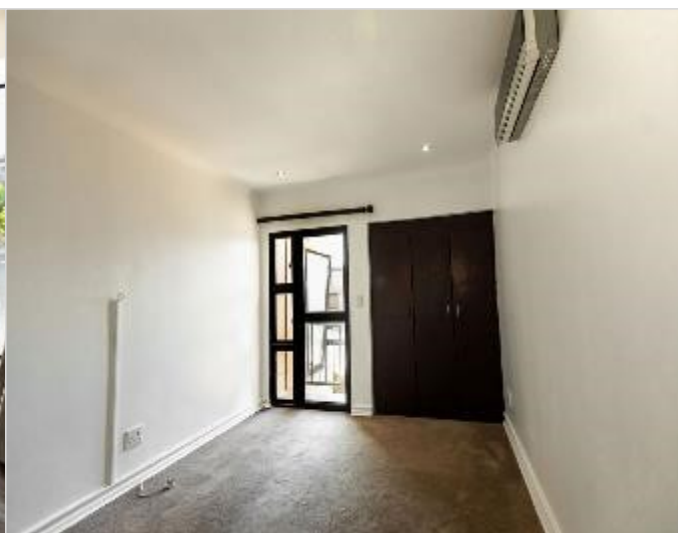


PROPERTY PHOTOS



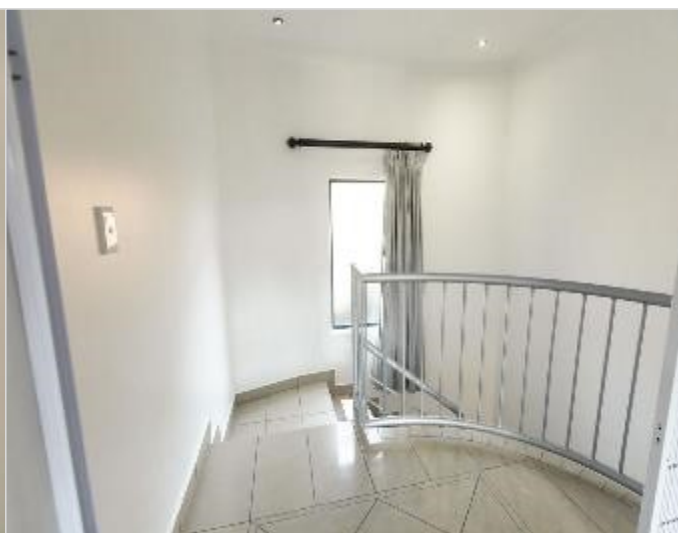


PROPERTY PHOTOS





PROPERTY PHOTOS



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