



**BIDDERS INFORMATION PACK**

498 DAWN ROAD, LYNNWOOD, PRETORIA EAST  
**BLOCK OF 4 NEW HOMES, DEVELOPER'S DREAM**

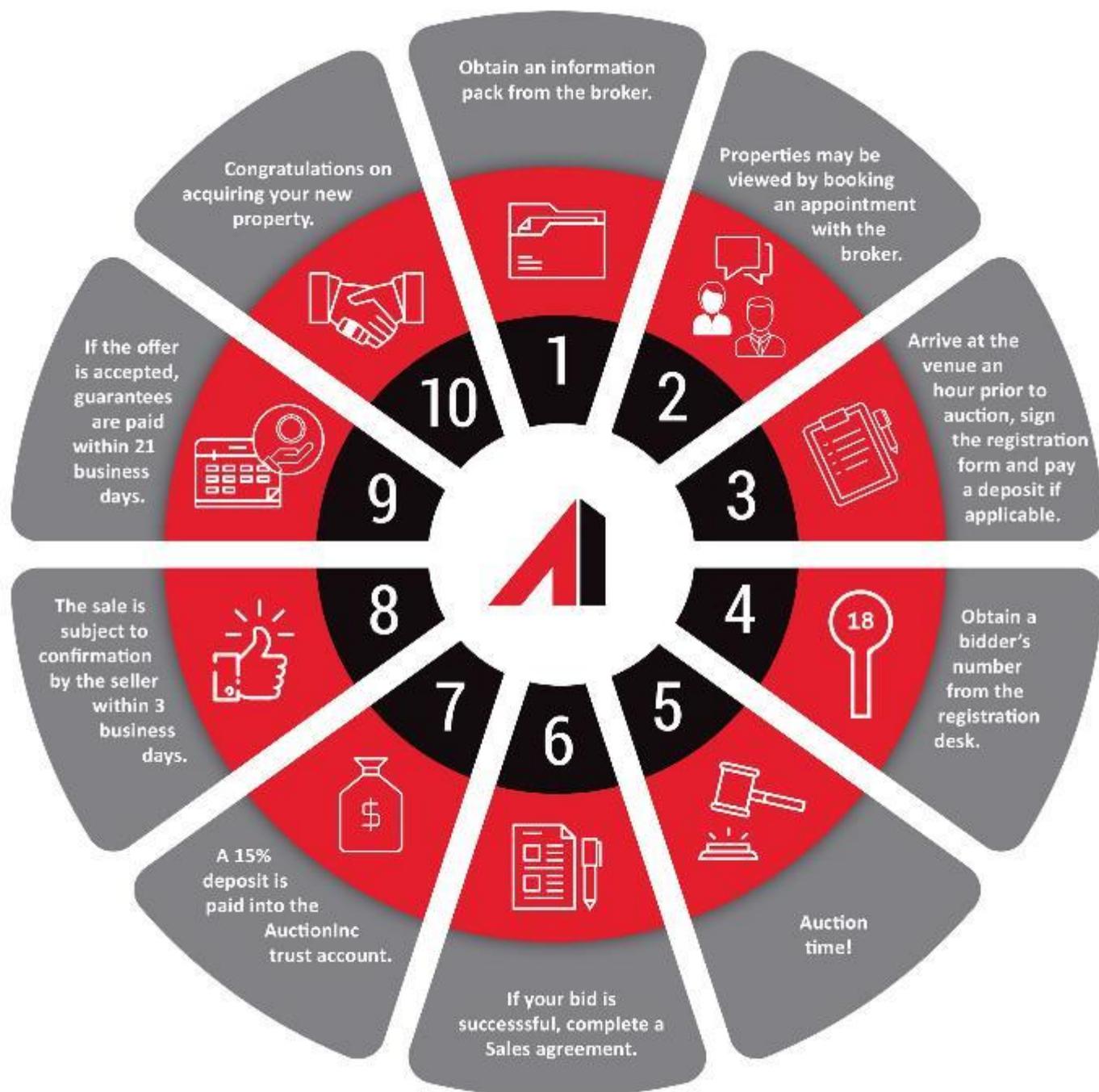
AUCTION DATE Wednesday, 8 July @ 14:00  
REGISTRATION: [www.onlineauctioninc.co.za](http://www.onlineauctioninc.co.za)  
VENUE 498 Dawn Road  
VIEWING: 25 June/2 July/6 July at 14:00

**Disa Smuts**

(083) 630 1953 | [disa@auctioninc.co.za](mailto:disa@auctioninc.co.za)



## HOW TO BUY A PROPERTY ON AUCTION



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## PROPERTY INFORMATION

<b>Office/Building Name:</b>	Lynnwood
<b>Number</b>	498
<b>Street Address:</b>	Dawn Road
<b>Suburb:</b>	Lynnwood Estate
<b>City:</b>	Pretoria
<b>Province:</b>	Gauteng
<b>Sector:</b>	Residential
<b>Sub Sector:</b>	House
<b>Co-Ordinates:</b>	Latitude: 25,7637 Longitude: 28,2741
<b>Erf Size m2:</b>	546
<b>GLA Size m2:</b>	247,8
<b>Title Deed</b>	T102831/2016
<b>Erf Number</b>	ERF 815 Lynnwood EXT 1 Pretoria



## PROPERTY DETAILS

### **Erf No: Portion 1 to 4 of Erf 815 A**

Measuring: 789 sqm

Situated at: 498 Dawn Road, Lynnwood, Pretoria

Building size Underroof - 258 sqm

Levels: 2

Bedrooms: 3

Bathrooms: 2 Main En-suite

Guest Toilet: 1 (downstairs)

Dining Room

Lounge

Study

Kitchen with separate scullery

Double Garage

Pool to be constructed

### **Erf No: Portion 2 to 4 of Erf 816 B**

Measuring: 543.96 sqm

Situated at: 498 Dawn Road, Lynnwood, Pretoria

Building size Underroof - 247 sqm

Levels: 2

Bedrooms: 3

Bathrooms: 2 Main En-suite

Guest Toilet: 1 (downstairs)

Dining Room

Lounge

Study

Kitchen with separate scullery

Double Garage

Pool to be constructed

### **Erf No: Portion 3 to 4 of Erf 814 C**

Measuring: 522 sqm

Situated at: 498 Dawn Road, Lynnwood, Pretoria

Building size Underroof - 247 sqm

Levels: 2

Bedrooms: 3

Bathrooms: 2 Main En-suite

Guest Toilet: 1 (downstairs)

Dining Room

Lounge

Study

Kitchen with separate scullery

Double Garage

Pool to be constructed



**Erf No: Portion 4 to 4 of Erf 824 D**

Measuring: 697 sqm

Situated at: 498 Dawn Road, Lynnwood, Pretoria

Building size Underroof - 258 sqm

Levels: 2

Bedrooms: 3

Bathrooms: 2 Main En-suite

Guest Toilet: 1 (downstairs)

Dining Room

Lounge

Study

Kitchen with separate scullery

Double Garage

Pool to be constructed

**AREA ASSESSMENT**

**Area Description**

Lynnwood is a suburb of the city of Pretoria, South Africa. It is a well-developed area, lying to the east of the city centre. When it was first established in the 1960s, it was the most eastern suburb of Pretoria, but the city has since considerably expanded eastwards and southwards.

**Amenities**

Medicross Silverton	3,62km
SAPS Grasfontein	3,13km
Laerskool Lynnwood	0,67km
Lynnwood Bridge Shopping Centre	0,57km
University Of Pretoria Experimental Farm	2,61km

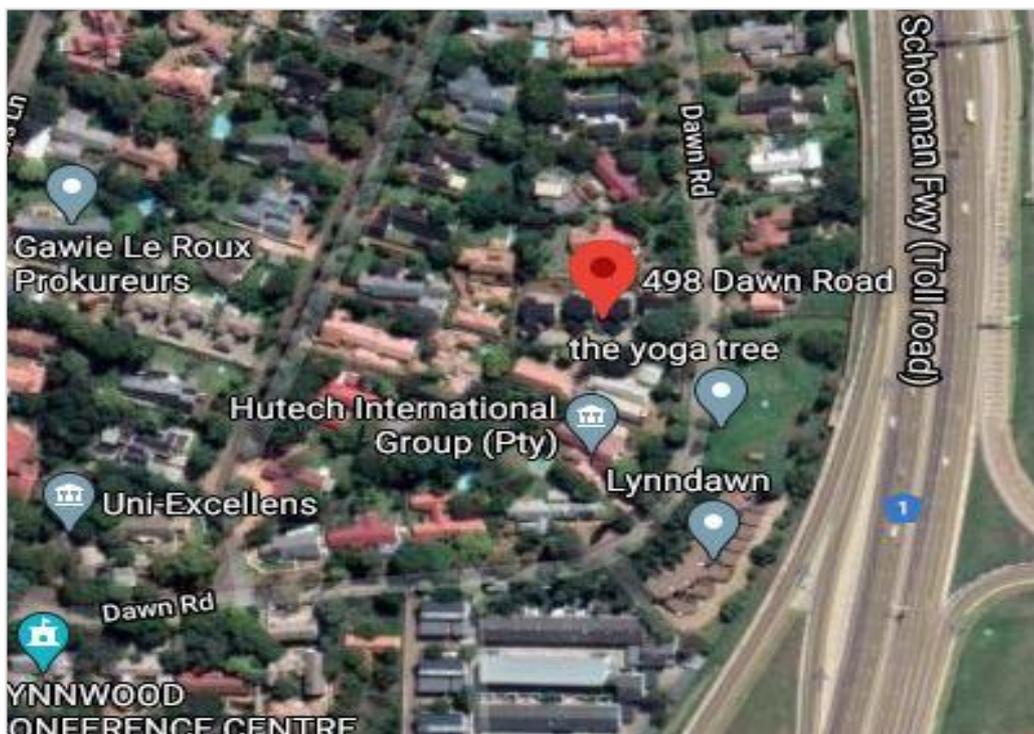


## PROPERTY MAPS

### Map



### Satellite





## PROPERTY PHOTOS





## PROPERTY PHOTOS





## PROPERTY PHOTOS



## CONTACT DETAILS

### AuctionInc

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### Property Broker

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