



BIDDERS INFORMATION PACK

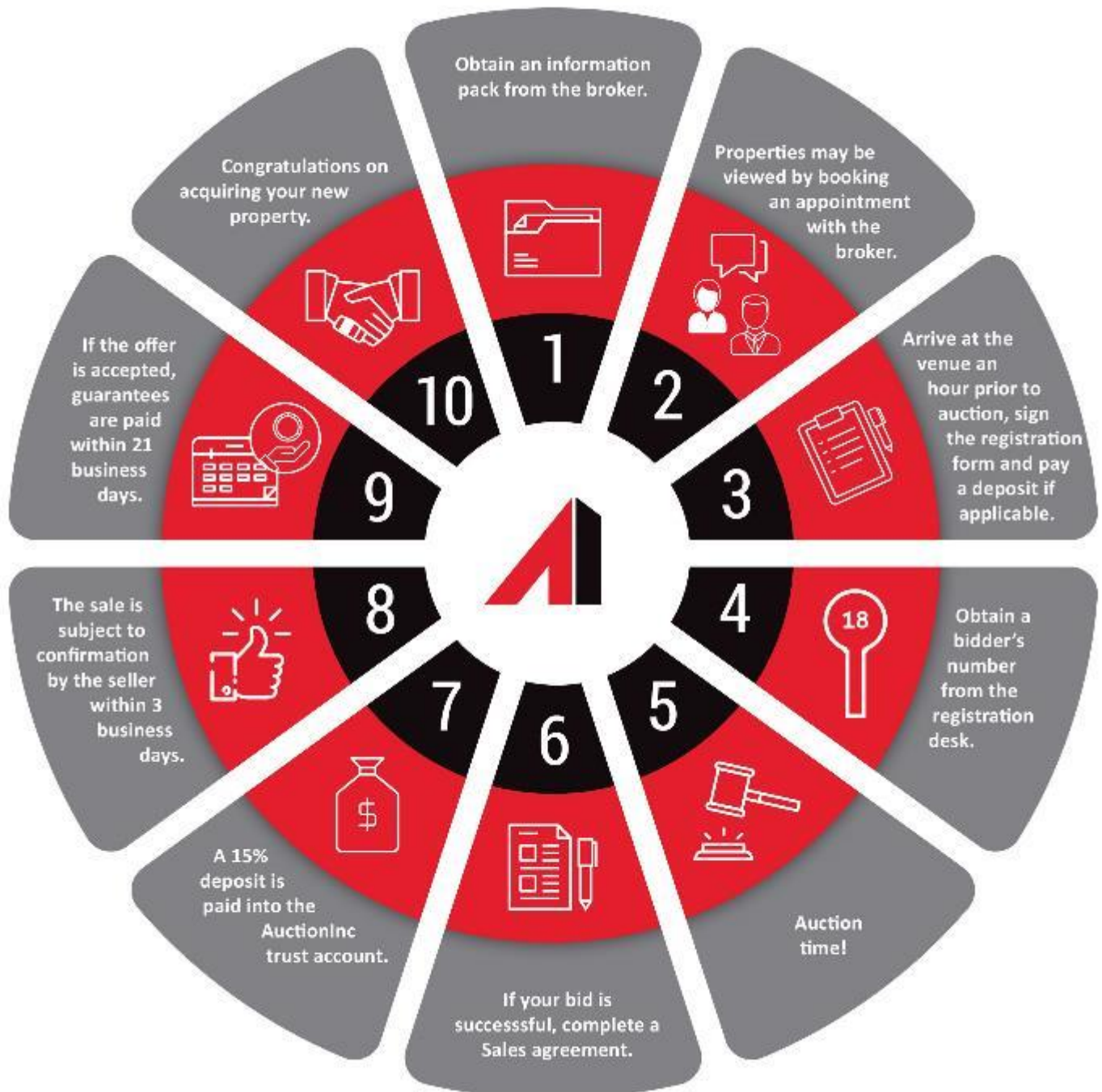
498 DAWN ROAD, LYNNWOOD, PRETORIA EAST **BLOCK OF 4 NEW HOMES, DEVELOPER'S DREAM**

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

Disa Smuts

(083) 630 1953 | disa@auctioninc.co.za

HOW TO BUY A PROPERTY ON AUCTION



PROPERTY INFORMATION

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

Address 1st Floor Masingita House, 41 West Street, Houghton Estate

Email info@auctioninc.co.za | Tel +27 11 268 2681

Property Broker

Disa Smuts
(083) 630 1953
disa@auctioninc.co.za

