

PROPERTY FOR SALE



AUCTIONEERS

4 Bedroom 3 Bath Thatched House 3 Thatchaven Manor, Secure Estate Melodie Ext 2, Hartbeespoort

Erf 269 Melodie Ext 2 Hartbeespoort | No 3 Thatchaven Way, Thatchaven Manor

INSOLVENT ESTATE: E & CS HATTINGH MASTERS REF T2055/23



SALE PRICE R 2.9 million

VIEWING:

By Appointment

WH Auctioneers Properties (PTY)

Ltd

578 16th Road, Randjespark,

Midrand

Tel: 0115745700

Registered Firm with PPRA –

(Certificate Number 2023119384)

www.whauctions.com

Contact for further info:

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Property Practitioner – Certificate Number

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Email: danielp@wh.co.za

Property Practitioner – Certificate Number 2023332288)

4 Bedroom 3 Bathroom House**Melodie, Hartbeespoort****GENERAL**

Property Address: 3 Thatchavon Manor Estate, Melodie
ERF & Suburb & City: Erf 269 [AK10346 A5412/97] Melodie Ext 2, Hartbeespoort, Northwest Province

TITLE DEED INFORMATION

Deeds Office: Tshwane
Title Deed No. T42721/2021
Erf Size: 804 m²

LOCALITY

The property is located in Thatchaven Manor Estate in Melodie, Hartbeespoort. The property is centrally located close to shopping centre, schools, churches, entertainment venues.

Co-ordinates -25.7370, 27.8891



The way auctions should be.

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Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388
Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, RANDJESPARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054
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4 Bedroom 3 Bathroom House

Melodie, Hartbeespoort



DESCRIPTION OF IMPROVEMENTS

The subject property is a double storey thatched house consisting of 4 bedrooms 3 bathrooms, study, open plan lounge, dining room, kitchen with island counter, scullery and pantry, swimming pool, covered entertainers' room with built in braai facility, staff quarters and double garage. On the upper level is a large open plan entertainment area or second lounge leading to a balcony overlooking the estates park and an additional bedroom.

This property offers: Ground level.

- 3 bedrooms (main en suite)
- 3 Bathrooms
- Kitchen, scullery and pantry
- Open plan lounge and dining room with bar area
- Large, covered standalone entertainment room with built in braai.
- Staff quarters.
- Double garage
- Swimming pool

Upper level:

- Bedroom
- Large lounge /entertainers' room and storage facility
- Balcony

Summary

Roof:	Thatch
Internal Walls:	Plastered
Internal floors:	Tiled
External Walls:	Plastered.
Condition:	The property requires maintenance.

A structural survey of the building has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans. Neither the Seller nor the Auctioneer warrant vacant occupation.

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SITE PHOTOGRAPHS



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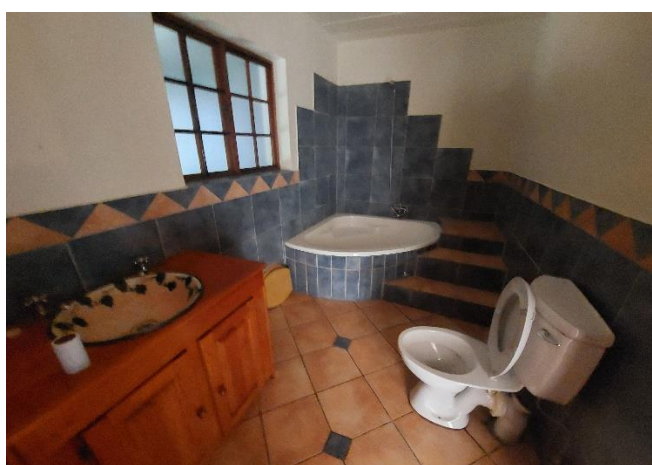
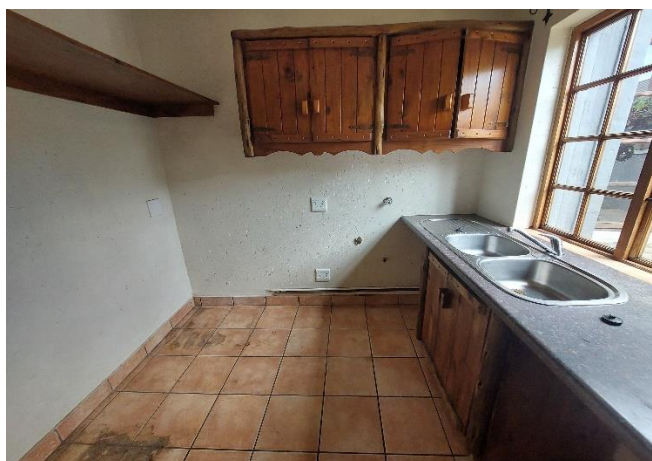
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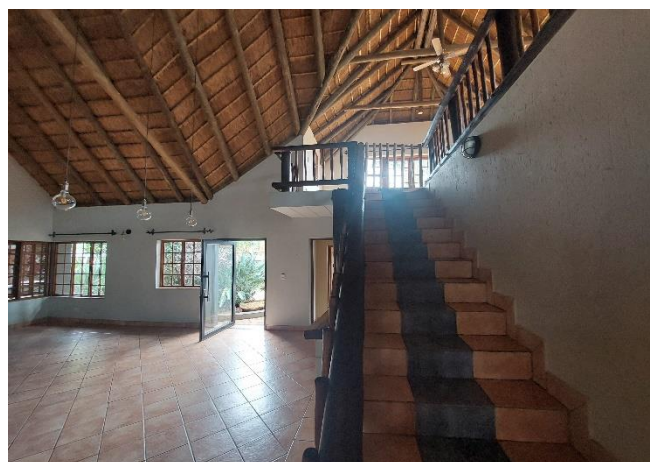
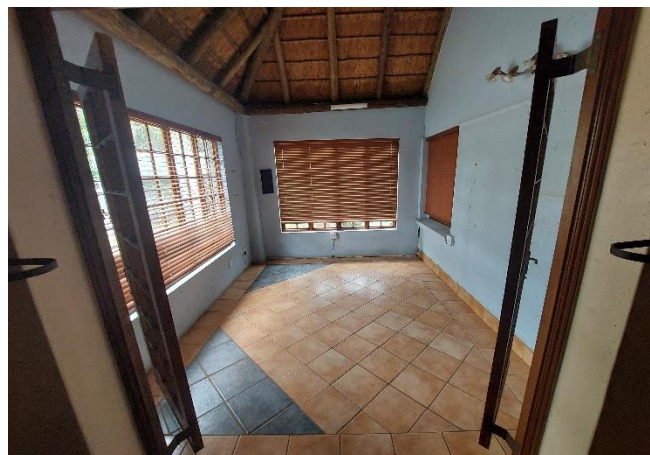
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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.		X	
I am aware of the defects in the electrical systems.		X	
I am aware of the defects in the plumbing system, including in the swimming pool.	X		
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.		X	
I am aware of the defects in the septic or other sanitary disposal systems.		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.		X	
I am aware of structural defects in the Property.		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	

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ADDITIONAL INFORMATION

Property has been neglected and requires maintenance.

Gate motor has been removed

Pool pump is faulty

Property requires a coat of paint

Garage doors pulley system is broken and can't open properly

General clean up required

 Signed on Behalf of Seller at _____ on _____ 2025

 Signed on Behalf of Agent on the 16th March 2025

 Signed on Behalf of Purchaser at _____ on _____ 2025

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