



PROPERTY AUCTION

3 Bedroom 1.5 Bathroom Townhouse

Dawn Park, Boksburg

Section Size: 56m²

39 NATALIE STREET | Dawn Park, Boksburg, 1474

Sect 52 of plan 131/2017 known as LEMONWOOD ESTATE Situated at Erf 3248 DAWN PARK EXT 38
CITY OF EKURHULENI METROPOLITAN MUNICIPALITY GAUTENG.

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Late Estate – LA Ntsabula (Master's Ref No. 022654/2024)



BID LIVE ONLINE VIA WEBCAST

Contact for further info:

Thato Molete

Cell: 073 305 6222

Email: thatom@wh.co.za

(Candidate Property Practitioner - 20237152754)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332288)

Auction Date:

Thursday, 11th September 2025 @12pm

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Showday(s):

Only via Appointment

**3 Bedroom Townhouse
Dawn Park, Boksburg**



1. GUIDELINE OF THE AUCTION

Auction Date & Venue: Thursday, 11th September 2025 @12pm online @ www.whauctions.com

Registration: Bidders can register at any time prior to auction on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R25 000** in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's number.

Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions as set out in the Rules of Auction.

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 6% (Excl. VAT) of the hammer price

Deposit payable: 16.9% of bid price on fall of the hammer

Confirmation period: 21 business days

Balance of the purchase price payable within 21 business days after confirmation of sale.

A deposit of 16.9% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 6% plus VAT (namely 6.9%) plus a 10% deposit on the purchase price of the Property.

The auctioneers have the right to regulate the bidding at the auction. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 6% plus VAT over and above the bid price
- 16.9% deposit payable by Purchaser on fall of the hammer.
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Occupational interest of 1% of the bid price per month levied from date of occupation.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable

Thato Molete: 073 305 6222

Joshua Pelkowitz: 072 536 5482

WH Auctioneers offices: 011 574 5700

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narainamy, N. Humsraj

578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

WWW.WHAUCTIONS.COM

The auction is conducted in terms of the Regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated. Descriptions mentioned herein are not guaranteed by the auctioneers and are as supplied.

Registered with PPRA

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3 Bedroom Townhouse Dawn Park, Boksburg



2. GENERAL

Property Address: 39 Natalie Street, Dawn Park, Boksburg, 1474

Erf & Suburb & City: Sect 52 of plan 131/2017 known as LEMONWOOD ESTATE Situated at Erf 3248 DAWN PARK EXT 38 CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

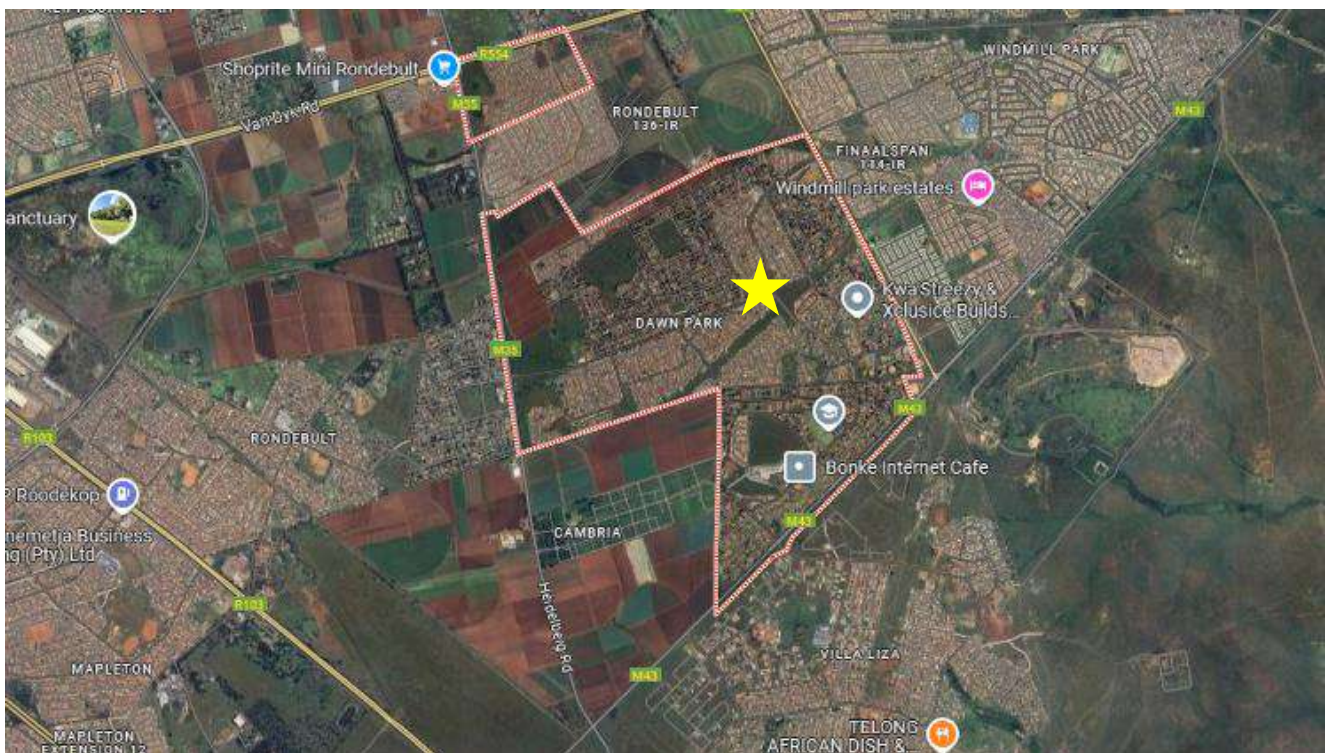
3. TITLE DEED INFORMATION

Title Deed No: ST40046/2018

Erf Size: 56m²

4. LOCALITY

Dawn Park is a suburb of Boksburg close to Vosloorus. The area offers a variety of property types including freestanding homes, townhouses and apartments. Police station and Hospitals.



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5. DESCRIPTION OF IMPROVEMENTS

The subject property consists of a 56m² residential simplex in SS Lemonwood Estate in Dawn Park, Boksburg. Improvements include:

- 3 Bedrooms
- 1.5 Bathroom
- Living Room
- Kitchen
- Covered Parking

The property has face brick, single storey residential property with a pitched tile roof.

Condition

The kitchen unit is exhausted and will need to be replaced, but in conclusion the property is in a well maintained condition.

Disclaimer

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 of the property.

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6. SITE PHOTOGRAPHS



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7. MUNICIPAL ACCOUNT



City of Ekurhuleni
a partnership that works

BOKSBURG CUSTOMER CARE CENTRE

PO BOX 215
BOKSBURG
1400

Phone: 0800 543 000
Email: callcentre@ekurhuleni.gov.za
Twitter: @EMM_Call_Centre

COPY TAX INVOICE

VAT Reg No. 4280183483

Invoice number: 2208948779202410324

Page 1 of 1

Name: LA NTSALUBA & TSHANGANA LP		Account Number: 2208948779	
Ward Number: 43	Payments Included Until: 2024/10/24	Val Reg. No.	
Street Address:		Statement Date:	
39 NATALIE		Cash: 0.00	Guarantee: 0.00
Township:		Valuation	
Dawn Park EXT 30		Site: 50000	Improvements: 50000
SRF Number: F56 030 00003048	Portion: 00000 0000 0000	Area m2: 90	
Date:	Icon:	Details:	Charge (incl. VAT) VAT Charge (incl. VAT)
09/07		BALANCE BROUGHT FORWARD	4009.90 4009.90
		SUB TOTAL	4009.90 4009.90
10/08		INTEREST ON ARREARS	33.21 33.21
PROPERTY RATES			
10/08		PROPERTY RATES RESIDENTIAL SECTIONAL TITLE	506.40 506.40
10/08		VA-VALUE-EXCLUSION	-144.00 -144.00
		TOTAL CURRENT LEVY 455.61	
LINKED ACCOUNTS			
		NH - NORMAL HANDO CHARTALL CREATIONS 7775 27 221154258012024/10/31/01	

30 Days: 452.19

60 Days: 446.11

90 Days: 446.11

90+ Days: 2969.57


Amount In Advance: 0.00

Total Charge (incl. VAT): 4465.59

Total VAT: 0.00

Amount Payable: 4465.59

Due Date: 2024/11/05



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a partnership that works

BOKSBURG CUSTOMER CARE CENTRE

PO BOX 215
BOKSBURG
1400

Phone: 0800 543 000
Email: callcentre@ekurhuleni.gov.za
Twitter: @EMM_Call_Centre

REMITTANCE ADVICE

VAT Reg No. 4280183483

2208948779

71013 2208 9487 79

115442208948779

Name: LA NTSALUBA & TSHANGANA LP

Account Number: 2208948779

Due Date: 2024/11/05

Amount Payable: 4465.59

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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
The kitchen unit is exhausted and will need to be replaced, but in conclusion the property is in a well maintained condition.

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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