

PROPERTY FOR SALE



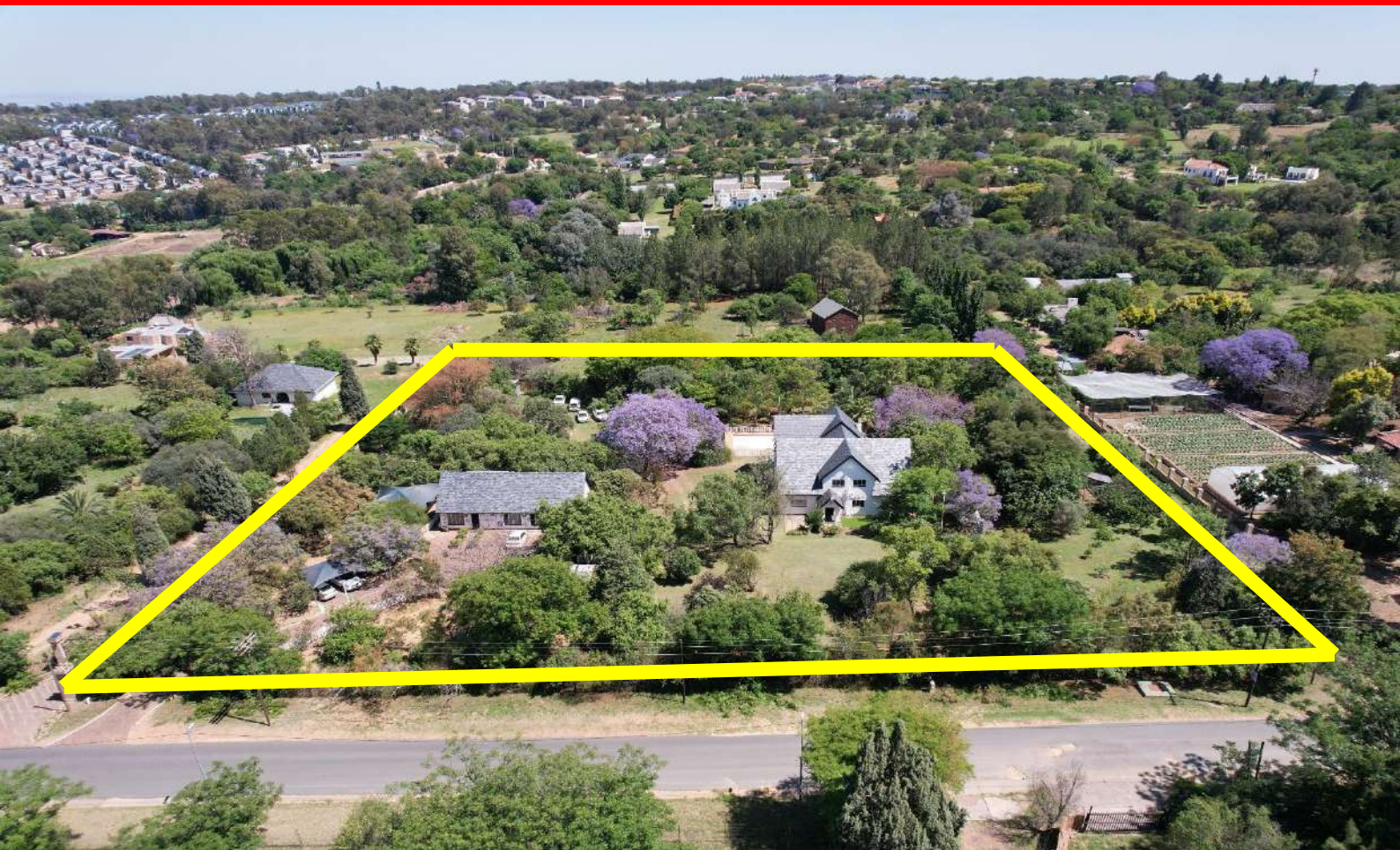
AUCTIONEERS

5 Bedroom 4 Bathroom House 1 Hectare Stand, Carlswald, Midrand Separate Large Cottage or Offices

Re of Holdings 115 of Carlswald AH City Of Johannesburg | 115 Milford Road Carlswald AH

LIQUIDATION

ON TIME TELECOMMUNICATIONS (PTY)LTD (IN LIQUIDARION) - MASTERS REF NO: G891/2025



FOR SALE

WH Auctioneers Properties (PTY)
Ltd
578 16th Road, Randjespark,
Midrand
Tel: 0115745700
Registered Firm with PPRA –
(Certificate Number 2023119384)

www.whauctions.com

SALE PRICE: R 4 million Rands

VIEWING: By Appointment

Walkthrough Video: <https://youtu.be/6yghH4JsgX0>

Contact for further info:

Peter Skafidas
Cell: 083 226 7960
Email: peters@wh.co.za

Daniel Pelkowitz
Cell: 072 360 7510
Email: danielp@wh.co.za

5 Bedroom 4 Bathroom House Plus, large office or Cottage, Carlswald



GENERAL

Property Address: 115 Milford Road, Carlswald AH.
ERF & Suburb & City: Re of Holdings 115 of Carlswald AH, Midrand City Of Johannesburg

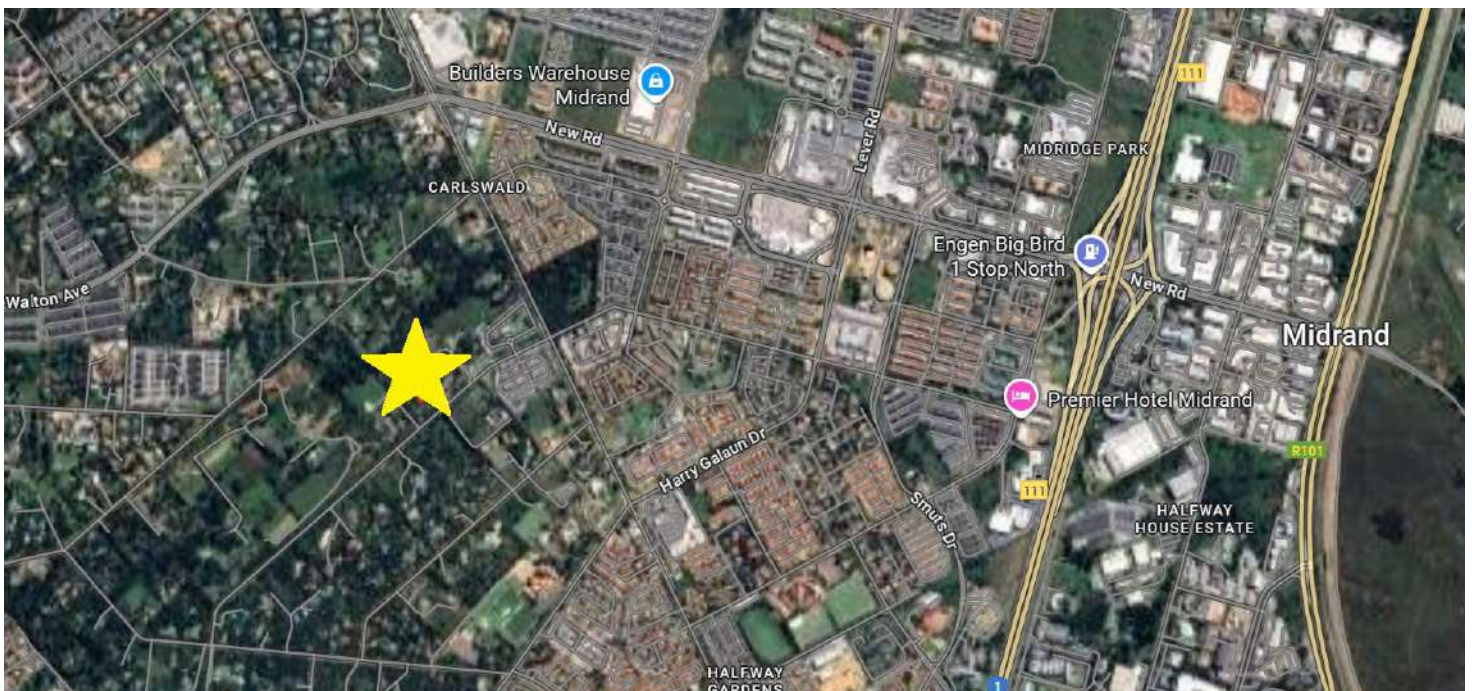
TITLE DEED INFORMATION

Deeds Office: Johannesburg
Title Deed No. T46624/2021
Erf Size: 10 000m²

LOCALITY

Carlswald is a suburb located in Midrand, within the Johannesburg Metropolitan Municipality. It is situated between the major cities of Johannesburg and Pretoria, a strategic location that makes it a desirable area for both residential and commercial purposes. The property is located close to shopping centres, schools, churches and entertainment venues.

Co-ordinates -25.983721, 28.105393



The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.
Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388
Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054
TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA
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DESCRIPTION OF IMPROVEMENTS

The subject property is located in Carlswald Agricultural Holdings on a large stand measuring 1 Hectare.

The property consists of a double storey house and a standalone office that was formally used as doctor's rooms. The offices can be converted into a large cottage.

The main house is a double storey dwelling consisting of 5 bedrooms, 4 bathrooms, kitchen with large kitchen island, dining room, lounge, games room, study, guest toilet, large covered patio with built in braai, leading to the swimming pool. Internal floors are tiled, the bedrooms are carpeted, and the walls are plastered.

The building (offices) is approximately 30 meters from the main house and consists of entrance hall with reception room, 6 offices and toilet. Internal floors are tiled, and the walls are plastered.

There is a borehole on the property. There is covered car port accommodating 2 vehicles and a shade net carport for a further 2 vehicles.

Main House:

Ground Floor

Kitchen with island
Dining room
Bedroom
Large study / can be converted to a bedroom
Bathroom
Guest toilet
Covered patio with built in Braai

Upper Floor:

4 Bedrooms (main with walk in closet)
3 bathrooms
Lounge
Games room

There is a borehole, swimming pool, large ground with a couple of Wendy houses and shaded play area.

Condition: The property requires general maintenance and upkeep.

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 building plans, and the property is not being sold subject to the provision of such plans. Neither the Seller nor the Auctioneer warrant vacant occupation.

WALKTHROUGH VIDEO: <https://youtu.be/6yghH4JsgX0>

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Plus, large office or Cottage, Carlswald



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SITE PHOTOGRAPHS



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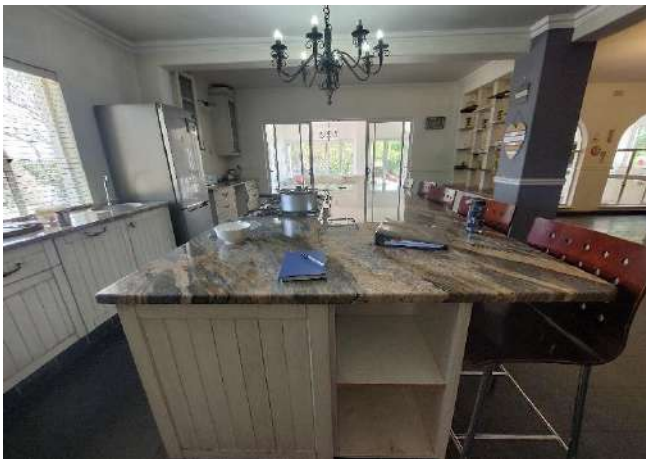
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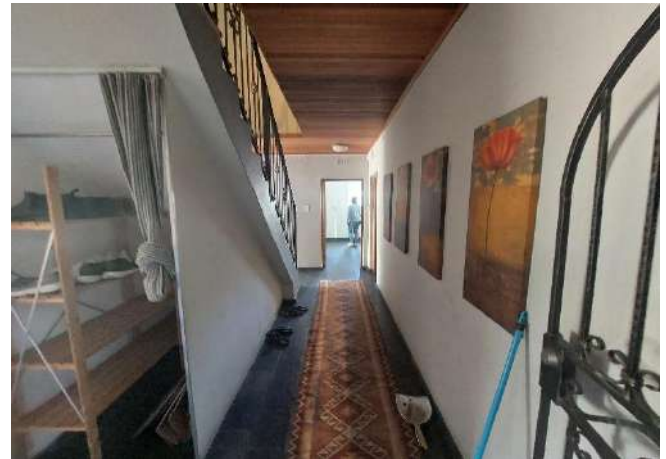
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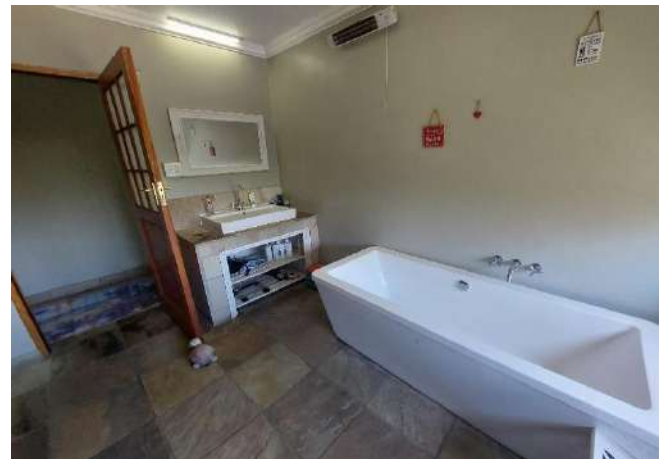
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2nd Dwelling (offices)



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AUCTIONEERS

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MUNICIPAL ACCOUNT



a world class African city

Tel : (011) 375 5555
Fax : (011) 358 3408/9

PO Box 5000
Johannesburg 2000

E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4780117194 VAT NO. : PIKITUP - 4790191292
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

PTY LTD ON TIME COMMUNICATIONS
374 MILFORD ROAD
CARLSWALD
1864

Date	2025/09/04
Statement for	September 2025
Physical Address	374 MILFORD ROAD
Stand No./Portion	00000115 - 00000 - RE
Township	CARLSWALD A.H.

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
10000 m2	1	2023/07/01	A1	Market Value R 4,650,000.00	Region A Ward 132
Invoice Number : 196005415119		Group :		Next Reading Date :	
Client VAT Number :				Deposit Paid :	R 2,893.85
Account Number 557127909				(PIN Code:256199)	

Previous Account Balance	10,097.79
Sub Total	10,097.79
Interest on Arrears	55.49
Current Charges (Excl. VAT)	6,218.37
VAT @ 15%	413.76

						Total Due	16,785.41
90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Due Date	2025/09/19
2,219.70	3,006.28	4,871.81	6,687.62	0.00	16,785.41		

ALL OUTSTANDING MUNICIPAL ACCOUNTS WILL BE THE SELLERS RESPONSIBILITY

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Account Number 557127909			
Johannesburg Water			
Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
(Reading period = 2025/07/13 to 2025/08/09 = 28 days) Meter: JKM3677; Register: 1; Multiply factor: 1; Start reading: 6,762,000; End reading: 6,806,000; Difference: 44,000; Consumption: 44,000; Units: KL; Type: Actual Readings. Daily average consumption 1,571 KL Charges for 44,000 KL are based on a sliding scale for a 28 day period Step 1 5,520 KL @ R 0.0000 (Billing Period 2025/09) 0.00 Step 2 3,679 KL @ R 29.840 109.78 Step 3 4,600 KL @ R 31.150 143.29 Step 4 4,599 KL @ R 43.670 200.84 Step 5 9,200 KL @ R 80.360 555.31 Step 6 9,199 KL @ R 86.010 607.23 Step 7 7,203 KL @ R 93.280 599.87 Extended Social Package Grant 0.00 Demand Management Levy 85.08 Unbilled Sewer Irrigation (Common Ground) 0.00 VAT: 15.00% (Total Amount: 2,281.40) 342.21			2,623.61
City Power			
Electricity	VAT No. 4710191182		
Unbilled Electricity: Eskom supply		0.00	
Prepaid Electricity		0.00	
VAT: 15.00%		0.00	0.00
City of Johannesburg			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential R 4,650,000.00 X R 0.0095447 / 12 (Billing Period 2025/09) 3,698.59 Less rates on first R300,000.00 of market value - 238.62 VAT: 0 % 0.00			3,459.97
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential		477.00	
VAT: 15.00% (Total Amount: 477.00)		71.55	548.55
Current Charges (Incl. VAT)			6,632.13

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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 property does require general maintenance.

The property requires painting

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent on the 8 October 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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