

**APPRECIATING
PROPERTY
LAND**

THE
HIGH S^T
AUCTION C^o



NAA GLOBAL WINNERS

AUCTION

19 May 2016

~ Summer Place, 69 Melville Road, Hyde Park ~

HIGH STREET TV



The High St Auction Co. uses its own online TV channel where it presents:

- **Live coverage of our premier auction events**
- **Comprehensive coverage of our featured properties in advance of the auction event**
- **Highlights packages of past auction events**

High St TV is fully interactive and allows you to communicate with us while you're watching. We look forward to our interactive dialogue about selling and buying property via auction on this exciting platform.

High St TV is accessible via link to our dedicated TV webpage on our website and the technology will allow access via:

- **www.highstreetauctions.com**
- **Tablets and Smart phones**
- **On Facebook**
- **Twitter**
- **Linkedin**
- **Youtube**

The leading technology solution we employed allows for high quality streaming across South Africa and all around the world. We have used multiple cameras and multimedia integration at the auction event in order to provide a dynamic and world class online experience to our viewers.

If you can't join us at our premier auction events on auction day then don't miss our online coverage. To feature your property on High St TV please contact one of our sales representatives.

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Thursday 19 May 2016 @ 12pm
Auctioneer: Joff van Reenen CAI, AARE (USA)

FROM THE PODIUM

Welcome to today's premier auction event

Today you will be hosted by our Lead Auctioneer Joff van Reenen. Should you require any assistance, please feel free to approach any of our representatives. Please acquaint yourself with the rules of auction which are available on our website: www.highstreetauctions.com/auction-info-high-street-auctions.php#rules. Alternatively our bidding assistants can provide you with a copy of the rules.

PROPERTIES ON AUCTION

- | | | |
|---------------|--|-----------|
| Lot 01 | 91 Eden Road, Bramley | |
| Lot 02 | Unit 16 & 17 SS Killarney Lodge, 61 Hillcrest Avenue, Randburg | |
| Lot 03 | 10 President Street, Germiston CBD | |
| Lot 04 | 43 Almond Drive, Helderberg Estate, Somerset West, Western Cape | |
| Lot 05 | 60 John Page Drive, Jeppestown | |
| Lot 06 | 500 Smuts Drive, Halfway House, Midrand | |
| Lot 07 | Section 22 SS Mabalingwe Nature Reserve, Off R516, Bela Bela, Limpopo | |
| Lot 08 | Parkside Centre, 17 Ostrich Road, Bromhof | |
| Lot 09 | 26 5th Avenue, Springs CBD | |
| Lot 10 | 3 Van der Byl Street, Witbank Ext 6, Mpumalanga | |
| Lot 11 | 5 Elizabeth Street, Welkom, Free State | |
| Lot 12 | Stand 303 Elements Private Golf Reserve, Off R516, Bela Bela, Limpopo | |
| Lot 13 | Leribisi Estate, Leribisi Road, Off Garstfontein Road, Tiegerpoort, PTA | |
| Lot 14 | Owl's Landing, Leribisi Road, Off Garstfontein Road, Tiegerpoort, PTA | |
| Lot 15 | Units 1, 2, 3 & 5 SS The Station, 37 & 37A Sturdee Street, Rosebank | |
| Lot 16 | Units 1 – 5, 7 & 8 Shakina Place, 257 Marine Drive, Ramsgate | |
| Lot 17 | Monyane Lodge & Conference Centre, Plot 62 Droogekloof, Off R516, Bela Bela, Limpopo | |
| Lot 18 | Units 1-8 Villa Vilonia, 89 Senator Road, Wychwood | |
| Lot 19 | 22 7th Avenue, Heatherdale AH | |
| Lot 20 | Misty Creek Pub & Grill, Off N2, Oripi Gorge, KZN | |
| Lot 21 | Hospital Street, Delmas, Mpumalanga | POSTPONED |
| Lot 22 | Monte Vista Estate, Off R40, Barberton, Mpumalanga | POSTPONED |



Notice is given that all sales are subject to an undisclosed reserve price. Any Master of the High Court order, Sales in Execution, Deceased Auction, Absolute or Divorce Auction is clearly indicated in the index, as well as on every application property.

LOT 01

Fully Let Retail & Residential Block

Web Ref: 106107

91 Eden Road, Bramley

- GLA: 1326m²
- Gross Annual Income: R1 015 452
- MTN Tower
- 16 Residential units
- Fully let
- Prime location
- On Future Transit Spine (Freedom Corridor)

Wikus 084 495 2188

wikus@highstreetauctions.com



LOT 02

Offices on Jan Smuts Avenue

Web Ref: 104010

Unit 16 & 17 SS Killarney Lodge,
61 Hillcrest Avenue, Randburg

- Projected GAI R153 600.00
- Easy access
- Air-conditioned
- Vacant occupation
- Corporate disposal
- High demand area
- 4 Reserved parking bays
- Secure office complex - 24hr Security
- Well run Body Corporate

Cliff 082 099 8692

cliff@highstreetauctions.com



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LOT 03



Storage / Transport / Multi Use

Web Ref: 106113

10 President Street, Germiston CBD

- Showrooms, warehousing, offices & yard space
- GBA: ± 8000m²
- Yard: ± 8000m²
- Gross Annual Income: ± R2.25 million
- Prominent retail / business area

Neels 082 458 6899

neels@highstreetauctions.com

LOT 04



Spacious Home in Somerset West

Web Ref: 106122

43 Almond Drive, Helderberg Estate,
Somerset West, Western Cape

Opening Bid: R2.5 million

- Double storey home
- 6 En-suite bedrooms
- Stand size: 2260m²
- Improvements: 730m²
- 3 Garages
- Fantastic views!

Ripley 082 658 6040

ripley@highstreetauctions.com

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LOT 05

Factory and Land in Jeppestown

Web Ref: 106111

60 John Page Drive, Jeppestown

Opening Bid: R900 000

- Additional adjacent 4 stands (Total size \pm 822m²)
- Vacant land and factory to be sold separately or as a lot
- Roller shutter doors
- Easy access to M2 Highway
- Vacant occupation
- GLA: \pm 3372m²
- Stand size: 1251m²

Shawn 079 949 6325

shawn@highstreetauctions.com



LOT 06

Corporate N1 Office Block

Web Ref: 106108

500 Smuts Drive, Halfway House, Midrand

- Listed Property Fund Instruction
- Vacant iconic office block
- GLA: 5200m²
- Stand: 16 894m²
- Ample parking: 297 bays (5.7/100)
- Massive N1 frontage
- Ideal H/O between JHB and PTA
- Close to Mall of Africa and Waterfall Development

Nick 082 669 7738

nick@highstreetauctions.com



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LOT 07



4 Bedroom Bush Home

Web Ref: 106109

Section 22 SS Mabalingwe Nature Reserve, Off R516, Bela Bela, Limpopo

- Main bedroom en-suite with upper loft
- Three guest bedrooms
- Full guest bathroom
- Open plan living area with fire place
- Dining area, kitchen and covered patio
- Upper viewing deck and carport
- Africa's "Big Five"
- 30 minutes outside Bela Bela
- Site improvements: 145m²
- Land size: ± 2000m²

Shawn 079 949 6325

shawn@highstreetauctions.com

LOT 08



Medical Retail Centre

Web Ref: 106119

Parkside Centre, 17 Ostrich Road, Bromhof

- Multi Tenanted Medical & Educational Centre
- Fully let
- National tenants
- GLA : 4396m²
- Erf Size: 10 949m²
- GAI: ± R6 Million
- 185 Parking bays

Guy 082 335 1749

guy@highstreetauctions.com

Stuart 079 180 0848

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LOT 09

Blue Chip Retail & Apartments

Web Ref: 106115

26 5th Avenue, Springs CBD

- National Tenants
- Erf Size 744m²
- Total GLA ±2 300m²
- GAI ±R2.1 Million
- Finance trade retail strip
- 22 Apartments
- Adjacent to The Avenues Mall
- Opposite Palm Springs Mall
- High foot traffic corridor
- Easy access to Tonkmeter Road & Wit Road exits on N17 and all other major routes

Greer 082 454 9626

greer@highstreetauctions.com



LOT 10

Warehouse / Showroom

Web Ref: 106116

3 Van der Byl Street, Witbank Ext 6, Mpumalanga

- Vacant retail warehouse and offices
- Great exposure on N4 highway
- Erf size: 3112m²
- GLA: ± 1624m² (Excluding covered storage)
- High security and controlled access
- Abundance of height

Neels 082 458 6899

neels@highstreetauctions.com



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LOT 11



Retail Strip with Offices

Web Ref: 106103

5 Elizabeth Street, Welkom, Free State

- Retail strip with offices
- GLA: 2 458m²
- Potential GAI: R1 290 790
- Stand size: 1 248m²
- Sold as a going concern

Emmanuel 061 155 6457

emmanuel@highstreetauctions.com

LOT 12



Luxury 4 Bedroom Lodge in Elements Private Golf Reserve

Web Ref: 106110

Stand 303 Elements Private Golf Reserve, Off R516, Bela Bela, Limpopo

- Generating ±R200k per year for the last 5 years
- En-suite bathrooms and outside showers
- All furniture included
- Air conditioning
- Lounge, dining area, kitchen, indoor fire place, scullery
- Large covered deck with braai
- Private pool & boma
- Wildlife
- 18-hole Peter Matkovich designed US PGA Championship Golf Course

Shawn 079 949 6325

shawn@highstreetauctions.com

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LOT 13

Sectional Scheme Development Stand

Web Ref: 106101

Leribisi Estate, Leribisi Road, Off
Garstfontein Road, Tiegerpoort, PTA

Opening Bid: R3 Million

- Portion 317 (Leribisi Estate SS)
- Stand size: 4.3501 ha
- Main lodge & chapel
- 12 Rooms, lapa & pump houses
- Approval to build 12 additional chalets/
houses
- 2 x Houses excluded from sale
(Unit G & H on SDP)
- The two Schemes, Leribisi Estate (106101)
& Owl's Landing (106102) will be sold
separately or as a lot

Guy 082 335 1749 / Stuart 079 180 0848



LOT 14

Sectional Scheme Development Stand

Web Ref: 106102

Owl's Landing, Leribisi Road, Off
Garstfontein Road, Tiegerpoort, PTA

Opening Bid: R3 Million

- Portion 82 (Owl's Landing SS) - 4.2005Ha
- 9 x Chalets / houses (Sectional Titles)
- Gate house & conference room
- Approval to build 17 additional chalets /
houses
- The two Schemes, Leribisi Estate (106101)
& Owl's Landing (106102) will be sold
separately or as a lot

Guy 082 335 1749 / Stuart 079 180 0848



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LOT 15

4 Extraordinary Penthouses & Development Land

Web Ref: 106105

Units 1, 2, 3 & 5 SS The Station, 37 & 37A Sturdee Street, Rosebank

- Elegant Designer Living in the Heart of Rosebank
- Plus 1870m² development land next door
- 4 Triple volume, immaculate, designer penthouses
- Sold separately or as a lot
- Private indoor parking
- Secure access with guardhouse and full-time guard
- Exclusive living at its best!

Jaacov 082 622 4248

jaacov@highstreetauctions.com



LOT 16

7 Three Bedroom Apartments

Web Ref: 106104

Units 1 – 5, 7 & 8 Shakina Place, 257 Marine Drive, Ramsgate

- Each apartment has two bathrooms
- Sizes range from 134m² - 170m²
- All apartments have a lock-up garage
- Swimming pool in complex
- Sea views from most units
- Security with electric fencing, cameras and access control gate
- Development completed in 2008
- Short walk to the beach
- The apartments will be sold separately or as a lot

Bri-Anne 082 896 4362

bri-anne@highstreetauctions.com

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LOT 17

Monyane Lodge & Conference Centre

Web Ref: 106117

Portion 62 Droogekloof, Off R516,
Bela Bela, Limpopo

- Six self-catering chalets
- Conference Hall for 70 pax
- Nine stand caravan park with electrical boxes
- Storerooms, nursery & staff quarters
- Two swimming pools
- Pub and restaurant
- All furniture included
- Erf Size: 39.7422 ha

Shawn 079 949 6325

shawn@highstreetauctions.com



LOT 18

5 Fully Let Residential Units + 3 Stands

Web Ref: 106114

Units 1-8 Villa Vilonia, 89 Senator Road,
Wychwood

- Sold as 1 lot
- Erf size: 1689m²
- GLA: ± 150 per unit
- High security and controlled access
- GAI: R300k
- Easy access to freeway

Neels 082 458 6899

neels@highstreetauctions.com



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LOT 19



Default Purchaser – Ideal Residential Development

Web Ref: 105610

22 7th Avenue, Heatherdale AH

Opening Bid: R800 000

- Stand size: ± 1.8 ha
- Zoned: Municipal
- FAR: 2.0
- Height: 15m
- Coverage: 70%

Emmanuel 061 155 6457

emmanuel@highstreetauctions.com

LOT 20



Fully Furnished Pub & Guest Accommodation

Web Ref: 106118

Misty Creek Pub & Grill, Off N2, Oribi Gorge, KZN

- Erf size: 2.55 ha
- 10 x Chalets
- 3 Bedroom cottage
- Main residence + 2 additional units
- 5 Garages
- Stables and workshop
- Swimming pool
- Fully equipped kitchen and pub
- Fully furnished accommodation

Bri-Anne 082 896 4362

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LOT 21

Development Land

Web Ref: 106120

Off Hospital Street, Delmas, Mpumalanga

- Extension 7 - 45 296m²
- Zoning: Agricultural
- Pre-proclamation conditions achieved (Res 1)
- Potential retirement village due to the adjacent Hospital
- Extension 2 - 87 604m²
- Zoning: Res 2 / Industrial 2 / Business 1
- Subdivision approved but not registered at the Surveyor Generals office
- Sold as 1 lot

Tim 082 450 3744

tim@highstreetauctions.com



LOT 22

Upmarket Residential Estate

Web Ref: 106121

Monte Vista Estate, Off R40, Barberton, Mpumalanga

- 21 Serviced stands
- Each stand measures ± 1500m² to 1900m²
- Land extent: 32 096m²
- Fantastic picturesque location
- Sold as 1 lot
- Must sell!

Tim 082 450 3744

tim@highstreetauctions.com



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NAA GLOBAL WINNERS

Duncan Craig Dunlop



RIP
With much love
From The High Street Auction Co

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Kindly note that in order to bid at an auction, please bring proof of identity and residence and if bidding on behalf of a juristic entity, a letter of authority is also required. A registration fee of R50 000 is payable on registration.