

**APPRECIATING  
PROPERTY  
LOCATION**

THE  
**HIGH S<sup>T</sup>**  
AUCTION C<sup>o</sup>



**NAA GLOBAL WINNERS**

**AUCTION**

**21 February 2018**

**~ Summer Place, 69 Melville Road, Hyde Park ~**

# THE TEAM

**At High Street Auctions** it is our people that bring the value to the business. The successes of the company are based on the capabilities and the high performance culture of the sales and support teams at High Street. Besides being property specialists in their respective fields our people are innovative, motivated and service orientated. The philosophy of the team is embedded in the fact that we can only succeed if we help our clients to succeed first. The team is supported by our service providers that we consider to be partners and who subscribe to the same philosophies and high performance culture of High Street Auctions.



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NAA GLOBAL WINNERS

Wednesday 21 February 2018 @ 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](http://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

<b>Lot 01</b>	4 Estcourt Drive, Wierda Park, Centurion.....	SOLD
<b>Lot 02</b>	525 Nupen Crescent, Halfway House Estate, Midrand.....	DISTRESSED SALE
<b>Lot 03</b>	56 Coral Tree Crescent, Fourways Gardens.....	BANK INSTRUCTION
<b>Lot 04</b>	Kings Hotel, 204 Walter Sisulu Street, Potchefstroom	
<b>Lot 05</b>	19 Fourth Avenue, Geduld, Springs	
<b>Lot 06</b>	16 Kunene Drive, Waterfall Country Village, Waterfall City	
<b>Lot 07</b>	34 Main Road, Olifantsfontein, Clayville	
<b>Lot 08</b>	Pezula Private Residence Club, Lagoonview Drive, Knysna	
<b>Lot 09</b>	64 Tregoning Street, Linksfield .....	LIQUIDATION
<b>Lot 10</b>	46 Main Road, Olifantsfontein, Clayville	
<b>Lot 11</b>	14 – 16 End Extension Street, City & Suburban	
<b>Lot 12</b>	759 & 760 Drakensberg Boulevard, Alrode South	
<b>Lot 13</b>	18A 5th Street, Wynberg .....	SOLD
<b>Lot 14</b>	38 Fishermans Bend, Llandudno, Western Cape	
<b>Lot 15</b>	3 & 5 Hyser Street, Heriotdale	
<b>Lot 16</b>	S.A.T.U. House, 166 Visagie Street, Pretoria Central	
<b>Lot 17</b>	292A Cygnus Street, Waterkloof Ridge	
<b>Lot 18</b>	20a Pamin Road, Bedfordview	
<b>Lot 19</b>	142 Malmani Drive, Sterkfontein	
<b>Lot 20</b>	10 Soetdoring Close, Serengeti Golf & Wildlife Estate, Kempton Park .....	BANK INSTRUCTION
<b>Lot 21</b>	Malebone Park, Just off R516, Bela Bela, Limpopo .....	LIQUIDATION
<b>Lot 22</b>	S.A.T.U. House, 76 Canterbury Street, Zonnebloem, Cape Town .....	SOLD



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

### Full Title Office Block

Web Ref: 108107

4 Estcourt Drive, Wierda Park, Centurion

- Double Storey Office Building
- GBA: 498m<sup>2</sup>
- ERF size: 1117m<sup>2</sup>
- 21 Secure parking bays
- Business 4 Zoning
- Fully air-conditioned
- Entrance & exit gates
- Great security
- Vacant occupation

Guy 082 335 1749

[guy@highstreetauctions.com](mailto:guy@highstreetauctions.com)



## LOT 02

### Midrand Offices

Web Ref: 102218

525 Nupen Crescent, Halfway House Estate, Midrand

Opening Bid: R1.2 MILLION

- Located on the R101 near the Gautrain Station • 3-Phase electricity available
- Stand size: 1 563m<sup>2</sup> • GLA: ± 220m<sup>2</sup>
- Current height zone: 3 storeys
- Re-zoning potential
- 4 Bedrooms, 2 bathrooms & 4 parking bays
- Previously used as offices
- Current zoning: Residential 1
- Vacant occupation

Cliff 082 099 8692

[cliff@highstreetauctions.com](mailto:cliff@highstreetauctions.com)



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LOT 03

### Bank Instruction

Web Ref: 107712

56 Coral Tree Crescent, Fourways Gardens

### Opening Bid: R3 MILLION

- POWER OF ATTORNEY
- 4 Bedrooms
- 3 Bathrooms (2 En-suite)
- 3 Living areas & dining room
- Open plan to kitchen & scullery
- Downstairs study
- Large entertainment patio with pool
- Small garden • 3 Garages
- Staff accommodation
- 1 Bedroom incomplete flatlet

Joff 082 802 1366

joff@highstreetauctions.com



LOT 04

### Kings Hotel

Web Ref: 108119

204 Walter Sisulu Street, Potchefstroom

### Opening Bid: R1.5 MILLION

- Landmark building in Potchefstroom
- Situated on corner on main arterial
- Retail & 54 rooms
- Erf size: 1229m<sup>2</sup>
- GLA : ± 2500m<sup>2</sup>
- Gross Annual Income: ± R960 000
- Potential student accommodation
- 4kms from NWU and close to Boston City Campus

Neels 082 458 6899

neels@highstreetauctions.com

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## LOT 05

### Vehicle Showroom & Workshop

Web Ref: 108108

19 Fourth Avenue, Geduld, Springs

- Land Extent: 991m<sup>2</sup>
- GBA: ± 1 600m<sup>2</sup>
- Zoned Business 1
- Showroom with internal office component
- Upper level workshop with good natural light & vehicle ramp
- High visibility on corner stand
- Situated just off Paul Kruger Highway off N12 e'Malahleni route

Greer 082 454 9626

greer@highstreetauctions.com



## LOT 06

### 5 Bedroom Double Storey Home

Web Ref: 108114

16 Kunene Drive, Waterfall Country Village, Waterfall City

- Improvements: ± 550m<sup>2</sup> (incl. basement)
- 5 Bedrooms (all en-suite)
- 2 Living areas (upstairs & downstairs)
- Office & server room
- Movie theatre & bar in basement
- Pool, covered patio
- Double garage
- Staff quarters
- Stand size: ± 600m<sup>2</sup>

Cliff 082 099 8692

cliff@highstreetauctions.com



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LOT 07

## 7 Fully Tenanted Warehouse & Offices

Web Ref: 108102

34 Main Road, Olifantsfontein, Clayville

- Land extent: 5981m<sup>2</sup>
- Site improvements: ± 2400m<sup>2</sup>
- Zoning: Industrial 2
- 7 Warehouses, each measuring ± 300m<sup>2</sup>
- Eave height for each of the warehouses is ± 8 metres
- Separate office block, containing storage & ablution facilities
- Large gravel yard with a good turning circle and easy access
- Additional 400m<sup>2</sup> development land

Nikolai 071 610 6365

nikolai@highstreetauctions.com



LOT 08

## Pezula Private Residence Shares

Web Ref: 108118

Pezula Private Residence Club, Lagoonview Drive, Knysna

Opening Bid: R200 000

- 2 Pezula Private Residence Club Shares
- Each Shareholder has 21 nights of use p/a
- Total of only 70 shares in the Share Block Company
- Sole and exclusive right to one of 5 x luxury residences
- Includes access to the facilities of the Conrad Pezula Resort Hotel, the Pezula Spa and the Pezula Championship Golf Course
- Pezula PRC represents the pinnacle of luxury and quality

Ricardo 072 246 8129

ricardo@highstreetauctions.com



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## LOT 09

### Liquidation

Web Ref: 108120

64 Tregoning Street, Linksfield

### Opening Bid: R3 MILLION

- Pixie Dust Trading 48 (Pty) Ltd (In Liquidation)
- Master's Reference Number: T656/17
- Double storey family home with 3 bedrooms & 2 bathrooms (en-suite)
- Triple garage
- Pool
- Large double storey cottage
- Stand size: 2023m<sup>2</sup>
- Fantastic views

Joff 082 802 1366

joff@highstreetauctions.com



## LOT 10

### Warehouse, Offices & Restaurant

Web Ref: 108103

46 Main Road, Olifantsfontein, Clayville

- Land Extent: 4052m<sup>2</sup>
- Site Improvements: ± 750m<sup>2</sup>
- Zoning: Special with commercial use
- Fully leased
- Warehouse & office component measures ± 600m<sup>2</sup>
- The restaurant measures ± 150m<sup>2</sup>
- Large enclosed gravel yard

Nikolai 071 610 6365

nikolai@highstreetauctions.com



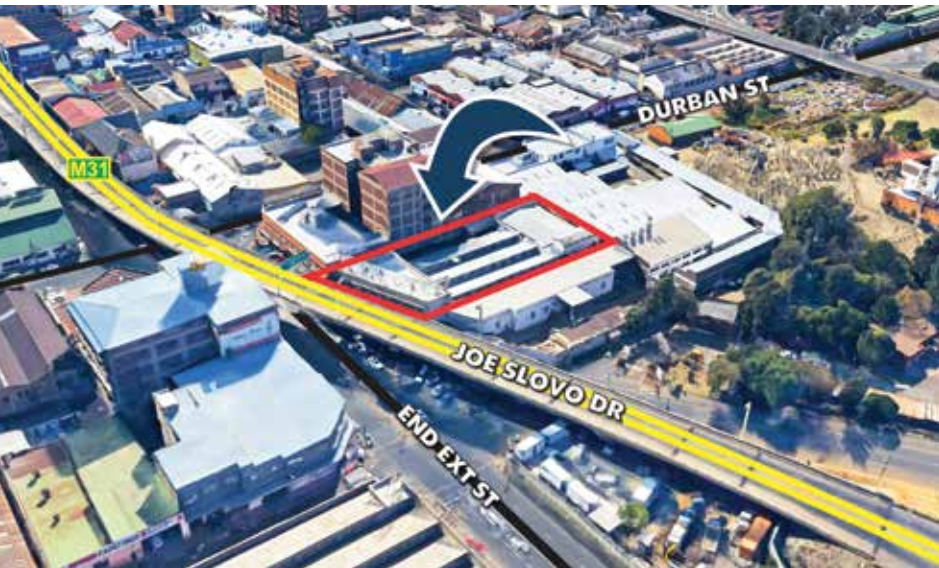
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LOT 11



## Warehouse with Prime Ad Space

Web Ref: 108008

14 – 16 End Extension Street, City & Suburban

- GLA: ± 1700m<sup>2</sup>
- Warehouse space ± 1200m<sup>2</sup>
- 1 ton hydraulic lift
- Offices ± 500m<sup>2</sup>
- 7 Small offices, boardroom, 2 storerooms & kitchen
- Large walk-in safe
- Roller shutter gate leading to secure parking space of ± 200m<sup>2</sup>
- Large, electrical advertising board above building with great exposure onto Joe Slovo Drive - generating a net monthly income of R35,000.00

Kendall 072 415 3260

kendallr@highstreetauctions.com

LOT 12



## Pristine Warehouses

Web Ref: 108111

759 & 760 Drakensberg Boulevard, Alrode South

### Opening Bid: R1 MILLION

- Two new face brick warehouses
- To be sold separately or as a lot
- Partially completed
- Erf size: 3269m<sup>2</sup> (1766m<sup>2</sup> + 1503m<sup>2</sup>)
- GLA: 1039m<sup>2</sup> (475m<sup>2</sup> + 564m<sup>2</sup>)
- Bulk services available
- Popular industrial node
- 6m eave height

Neels 082 458 6899

neels@highstreetauctions.com

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## LOT 13

### Prime Warehouse & Offices

Web Ref: 108022

18A 5th Street, Wynberg

- Double volume warehouse: 467m<sup>2</sup> (Incl. mezzanine floor space)
- Offices / blutions:1074m<sup>2</sup>
- Workshop / Outside office area: 54m<sup>2</sup>
- 28 Carports
- 13 Open parking bays
- 2 Loading bays
- CCTV and air conditioners

Rodney 082 551 5841

rodney@highstreetauctions.com



## LOT 14

### Mountainside Llandudno Masterpiece

Web Ref: 108104

38 Fishermans Bend, Llandudno, Western Cape

- 1000m<sup>2</sup> 5 Bedrooms (all en-suite), 5 storey home
- Sea & atrium balconies in all upstairs bedrooms
- Separate flat (en-suite) • Guest WC
- Underfloor heating • Triple volume lounge
- TV lounge • Wine cellar / dining space
- Magnificent north-westerly sea views throughout
- Rim flow pool
- Triple automated garage, plus utility room

Ripley 082 658 6040

ripley@highstreetauctions.com



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LOT 15



### Pristine Warehouse & Offices

Web Ref: 108109

3 & 5 Hyser Street, Heriotdale

- GLA: 2945m<sup>2</sup>
- Stand size: 3827m<sup>2</sup>
- Excellent office component on two levels
- 2 Separate warehouse facilities workshop
- 500 kVA generator
- Excellent location off the highway
- Large concrete turning circle for trailer trucks

Rodney 082 551 5841

rodney@highstreetauctions.com

LOT 16



### Ideal Residential Conversion

Web Ref: 108117

S.A.T.U. House, 166 Visagie Street, Pretoria Central

- 5 Storey building
- GBA: ± 4 341m<sup>2</sup>
- Ground floor: Entrance foyer, 2 elevator banks, staircase, 2 offices, reception area, large hall & storerooms
- 1st – 5th floors: Offices, ablution facilities, kitchen, storeroom and walk-in safe
- 2 Elevators
- Small flat which consists of a bathroom, bedroom, living room & storeroom

Emmanuel 061 155 6457

emmanuel@highstreetauctions.com

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## LOT 17

### 4 Bedroom Family Home

Web Ref: 108113

292A Cygnus Street, Waterkloof Ridge

- 4 Bathrooms (2 En-suite)
- Spacious pajama lounge with air-conditioning & large patio
- Study with separate entrance
- Kitchen with large scullery
- Guest toilet
- Formal dining room, opens up to patio and braai area
- Informal lounge
- Open plan entertainment area with braai & covered swimming pool

Anita 072 553 8088

anita@highstreetauctions.com



## LOT 18

### Magnificent 4 Bedroom Home

Web Ref: 108110

20a Pamin Road, Bedfordview

- GLA: ± 750m<sup>2</sup>
- Stand size: 1899m<sup>2</sup>
- Large entertainment area
- 4 Bedrooms all en-suite
- 2 Lounges
- Loft office
- Jacuzzi room
- Large "Man Cave" with built-in bar
- 2 Access controlled double garages
- Ample open parking
- Alarm system with beams
- Boomed-off road

Yoni 061 822 6128

yonil@highstreetauctions.com



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LOT 19



## Family Home on Large Plot

Web Ref: 108112

142 Malmani Drive, Sterkfontein

### Opening Bid: R1 MILLION

- Large family home - recently renovated
- Erf size: 2.6 ha
- Improvements: 450m<sup>2</sup>
- Four living areas - granite kitchen
- Three bedrooms - two full bathrooms
- Borehole and Eskom power
- Large entertainment area
- Located in the Cradle

Neels 082 458 6899

neels@highstreetauctions.com

LOT 20



## Bank Instruction

Web Ref: 108101

10 Soetdoring Close, Serengeti Golf & Wildlife Estate, Kempton Park

### Opening Bid: R3 MILLION

- Bank Instruction - Power of Attorney
- Serengeti Golf & Wildlife Estate
- 5 Bedrooms
- 3.5 Bathrooms
- 3 Garages
- Swimming Pool

Joff 082 802 1366

joff@highstreetauctions.com

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## LOT 21

### 9 Stands in Malebone Park

Web Ref: 108116

Just off R516, Bela Bela, Limpopo

- Private Nature Reserve
- Hermon Boerderye (Pty) Ltd - In Liquidation
- MRN: G350/2011
- Portion 196 - 23.0352 ha
- Portion 197 - 21.5889 ha
- Portion 198 - 21.7273 ha
- Portion 210 - 8.5001 ha
- Portion 211 - 8.5001 ha
- Portion 212 - 8.5001 ha
- Portion 239 - 26.4739 ha
- Portion 240 - 10.0299 ha
- Portion 241 - 12.2128 ha
- To be sold separately or as a lot

Emmanuel 061 155 6457

emmanuel@highstreetauctions.com



## LOT 22

### Redevelopment Opportunity

Web Ref: 108115

S.A.T.U. House, 76 Canterbury Street, Zonnebloem, Cape Town

- Triple storey building 1250m<sup>2</sup>
- Basement parking and two storeys of offices
- ±15 Locked basement parking spaces
- Multiple interior offices and ablutions
- Large conference room and council room
- Rare redevelopment opportunity on Cape Town's east side

Ripley 082 658 6040

ripley@highstreetauctions.com



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# OUR AUCTIONEER

**Joff van Reenen**, a Director and founding partner of High Street Auctions, is arguably South Africa's most experienced, competent and entertaining Auctioneer and an expert in property auctions. He obtained his CAI and AARE auction degrees in the USA and currently serves as a director of the SAIA (South African Institute of Auctioneers) that represents the South African Auction Industry. Joff is also a member of the NAA (National Auctioneers Association of America) where he is a regular lecturer and recently became the first South African to judge the prestigious annual International Auctioneer Championship event. His dynamic style has made him a popular Auctioneer with many local and international charities featuring prominent royalty, presidents, politicians and leading celebrity hosts and patrons. High Street Auctions have the impressive record for auctioning property and also hold the record for the largest single property sale in SA, with the sale of Kyalami Race Track for R205 million.



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# THE HIGH STREET AUCTION COMPANY (PTY) LTD

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**Johannesburg - 011 684 2707**

3<sup>rd</sup> Floor, 160 Jan Smuts Avenue, Rosebank, Gauteng, 2196, South Africa | PO Box 704, Parklands, 2121

**Cape Town - 021 403 6433**

1<sup>st</sup> Floor, Convention Tower, Cnr. Walter Sisulu & Heerengracht Street, Foreshore, Cape Town, 8001, South Africa

**Durban - 031 830 5521**

The Business Centre, 2 Ncondo Place, Ridge Side, Umhlanga Ridge, Durban, 4319, South Africa

[www.highstretauctions.com](http://www.highstretauctions.com)



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.