

**APPRECIATING  
PROPERTY  
DESIGN**



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



**NAA GLOBAL WINNERS**

**AUCTION**

**23 August 2016**

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

The Draw will take place on 24 August, and the winner will be notified telephonically.

# MONACO

## 2017

VALUE OF PRIZE IS R280,000

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Tuesday 23 August 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](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

- Lot 01 Park Hotel, 87 Queen Avenue, Brakpan
- Lot 02 Unit 1 & 2 Nulogic House, 23 Morris Street, Woodmead
- Lot 03 21 Buckingham Avenue, Craighall Park ..... BANK INSTRUCTION
- Lot 04 Garsfontein Road, Mooikloof, Pretoria
- Lot 05 35A St James Crescent, Bryanston
- Lot 06 1228 Reduktor Avenue, Stormill Ext 3
- Lot 07 EP Malan Road, Pomona Estates ..... CORPORATE DISPOSAL
- Lot 08 Swartberg Street, Bronkhorstbaai ..... BANK INSTRUCTION
- Lot 09 Unit 220 The Epic, 132 Patricia Road, Sandown
- Lot 10 21 and 22 Mziki, Big Zuka Game Reserve, Munyawana Conservancy, KZN
- Lot 11 Unit 11 – 15 Savanah Office Park, Cnr Rugby & 9th Ave, Weltevreden Park
- Lot 12 Cnr Dykor & Pretoria Road, Silverton, Pretoria
- Lot 13 51 Jan Smuts Service Road, Westcliff
- Lot 14 Park Corner, 1105 Park Street, Hatfield, Pretoria



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

### Potential Residential Conversion

Web Ref: 106404

Park Hotel, 87 Queen Avenue, Brakpan

- Four storey vacant hotel
- Landmark building
- Stand size: 991m<sup>2</sup>
- GLA: ± 2000m<sup>2</sup>
- Currently 40 rooms
- Potential GAI: ± R 900k
- Popular residential node in Brakpan
- Zoning: Business 1

Neels 082 458 6899

neels@highstreetauctions.com



## LOT 02

### Sectional Title Offices

Web Ref: 106406

Unit 1 & 2 Nulogic House, 23 Morris Street, Woodmead

- Section 1 GLA: 225m<sup>2</sup>
- Section 2 GLA: 225m<sup>2</sup>
- Total GLA: 450m<sup>2</sup>
- 21 Shade net covered parking bays
- 8 Open parking bays
- Woodmead offers easy access to the N1 / N3 / M1 Freeways

Tim 082 450 3744

tim@highstreetauctions.com



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LOT 03

**Bank Instruction – Family Home/Office**  
**Web Ref: 106410**

21 Buckingham Avenue, Craighall Park

**Opening Bid: R1 Million**

- BANK INSTRUCTION - POWER OF ATTORNEY
- Family Home / Office
- Double garage
- Stand Size: 816m<sup>2</sup>
- 3 Bedrooms & 3 bathrooms
- Recently built
- Situated in a pan handle access
- Very neat

**Joff 082 802 1366**  
**joff@highstreetauctions.com**



LOT 04

**Garsfontein Road Development Land**  
**Web Ref: 106402**

Garsfontein Road, Mooikloof, Pretoria

**Opening Bid: R15 Million**

- Potential 'Mixed Use' development land
- 13.0514 ha and ± 44 000m<sup>2</sup> Available bulk
- Proposed Zoning – 'Special'
- Conditions of Establishment Approved
- Section 33 approval available
- Please note there is a 2ha road reserve attached to the Title Deed

**Stuart 079 180 0848**  
**stuart@highstreetauctions.com**  
**Guy 082 335 1749**  
**guy@highstreetauctions.com**



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## LOT 05

### Luxury Home in Bryanston

Web Ref: B100201

35A St James Crescent, Bryanston

- 6 Bedrooms & 4 bathrooms
- Kitchen with separate scullery
- 3 Garages
- Large outside patio with built in braai
- Guest suite has a Jacuzzi bath
- TV room upstairs
- Open plan living areas

Bri-Anne 082 896 4362

bri-anne@highstreetauctions.com



## LOT 06

### Immaculate Industrial Facility

Web Ref: 106407

1228 Reduktor Avenue, Stormill Ext 3

- "A" Grade office block & warehousing
- Double volume warehouse
- Split level office block with canteen
- GLA Offices: 965m<sup>2</sup>
- GLA Warehouse: 4 720m<sup>2</sup>
- Total GLA: 5 685m<sup>2</sup>
- Stormill offers easy access to Main Reef Road and the N1 bypass

Tim 082 450 3744

tim@highstreetauctions.com



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LOT 07

### Pomona Development Opportunity

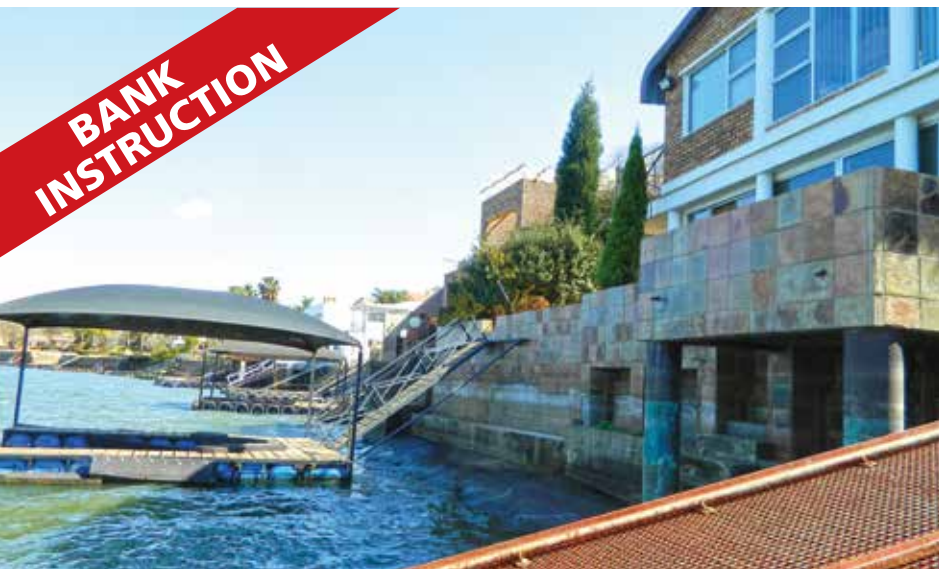
Web Ref: 106408

EP Malan Road, Pomona Estates

- Vacant development land
- Land extent: ± 2 ha
- 10 Minutes from O.R Tambo International Airport
- Logistics hot spot
- Quick and easy highway access

Ricardo 072 246 8129

ricardo@highstreetauctions.com



LOT 08

### Weekend Home – Bank Instruction

Web Ref: 106412

Swartberg Street, Bronkhorstbaai

Opening Bid: R500 000

- Stand size: 610m<sup>2</sup>
- 4 Bedrooms & 2 bathrooms
- Open plan kitchen and dining area
- Study
- Large closed patio with built in braai / bar
- Situated on double stand
- Private boat launch site
- Private jetty
- Storeroom

Emmanuel 061 155 6457

emmanuel@highstreetauctions.com

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## LOT 09

### 2 Bedroom Apartment in Sandown

Web Ref: 106401

Unit 220 The Epic, 132 Patricia Road, Sandown

- Unfurnished apartment in Sandown
- GLA: 103m<sup>2</sup>
- Current tenant on a month to month lease
- 2 En-suite bedrooms
- 2 Allocated parking bays
- Club house, swimming pool, 24 hr security
- 1.4 km's from Sandton Gautrain Station
- Great views

Stuart 079 180 0848

stuart@highstreetauctions.com



## LOT 10

### Big 5 Private Game Lodge

Web Ref: 106308

21 and 22 Mziki, Big Zuka Game Reserve,  
Munyawana Conservancy, KZN

- 4 Bedrooms - 3 En-suite & 1 separate bathroom
- Unobstructed views
- Open plan living area
- Swimming pool and Boma
- 11 Seater Land Rover
- Traversing rights on Big Zuka
- Big 5 roam freely
- Generator

Bri-Anne 082 896 4362

bri-anne@highstreetauctions.com



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LOT 11



## Fully Furnished "A" Grade Offices

Web Ref: 106405

Unit 11 – 15 Savanah Office Park, Cnr Rugby Street & 9th Ave, Weltevreden Park

- Double storey office block
- GBA: 468m<sup>2</sup>
- GLA: 392m<sup>2</sup>
- All furniture & computers included
- Fully air-conditioned offices and boardroom
- 4 Kitchens with fridge, microwave and kettle in each
- 11 x Covered & 8 x open parking bays
- 24 Hr security and surveillance cameras
- Backup generator on site
- 5 Sectional Title units sold as 1 lot

Shawn 079 949 6325

shawn@highstreetauctions.com

LOT 12



## Prime Retail Corner

Web Ref: 106403

Cnr Dykor & Pretoria Road, Silverton, Pretoria

- Fitment Centre
- GLA: 946m<sup>2</sup>
- GAI: ± R1 100 000
- Stand size: 1 298m<sup>2</sup>
- Fully let
- National tenants
- Strong leases

Wikus 084 495 2188

wikus@highstreetauctions.com

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## LOT 13

### Westcliff Resi Development Land

Web Ref: 106411

51 Jan Smuts Service Road, Westcliff

- Potential of up to 29 resi units
- Frontage on Jan Smuts Avenue
- Sweeping views across Joburg
- Stand size: 4 203m<sup>2</sup>
- 4 Bedrooms, 3 of which are en-suite
- Cottage with 2 bedrooms and 1 bathroom

Yael 072 391 9026

yael@highstreetauctions.com



## LOT 14

### Student Residential Block with Retail

Web Ref: 106409

Park Corner, 1105 Park Street, Hatfield, Pretoria

- GLA: 1434m<sup>2</sup>, GAI: ± R3m
- Stand size: 2107m<sup>2</sup>
- 25 x 1 bedroom, & 5 x 2 bedroom apartments
- Ground floor retail (Currently vacant)
- Two-level basement parking (42 parking bays)
- Located opposite The Field mixed-use development and adjacent to Hatfield Plaza Shopping Centre
- Walking distance to Hatfield Gautrain Station

Connie 082 407 4510

connie@highstreetauctions.com

Tim 082 450 3744

tim@highstreetauctions.com



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# BUYING A PROPERTY ON AUCTION

High Street Auctions provides its clients with a transparent and easy to understand process for buying property on auction. We also ensure that prospective buyers are supported by experienced property specialists throughout the property evaluation and buying process.

## Several advantages available to prospective buyers include:

- Our belief that in order to have continual successful auctions our communication is up to date and informative. Our website ensures that a buyer or seller has the latest news, downloadable Investor Packs and highest quality selection of properties.
- Our hand-selected Sales Executives are experts within their field. Their international accredited skills training will add to the comfort in knowing you're dealing with an expert.
- The Investors' Packs that are downloadable from our website are comprehensive and detail specific.
- High Street Auctions only work on exclusive mandates.
- Our memberships:

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# THE HIGH STREET AUCTION COMPANY (PTY) LTD

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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.