

FOR SALE: P1.3 million

Information:

Plot size: 730m²

Built-up area: ca.411m²



➤ **Exquisitely fitted Kitchen**



➤ **5 bedrooms; (4 ensuite)**



➤ **5 bathrooms**



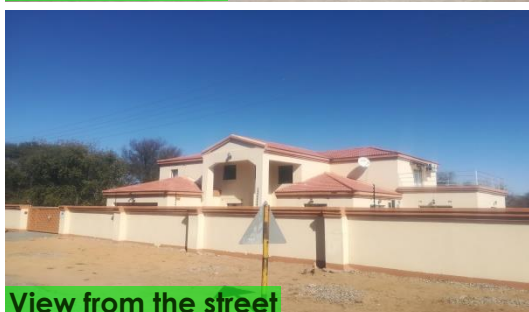
➤ **Lounge, dining, TV room**



View from the gate



Front/ side view



View from the street

Description

This is not one to be missed! Choose a place of calm, where modern living is streamlined and space is celebrated and complemented by contemporary elegance; a sanctuary of tranquility. This true gem is situated in an exclusive neighbourhood in close proximity to all amenities.

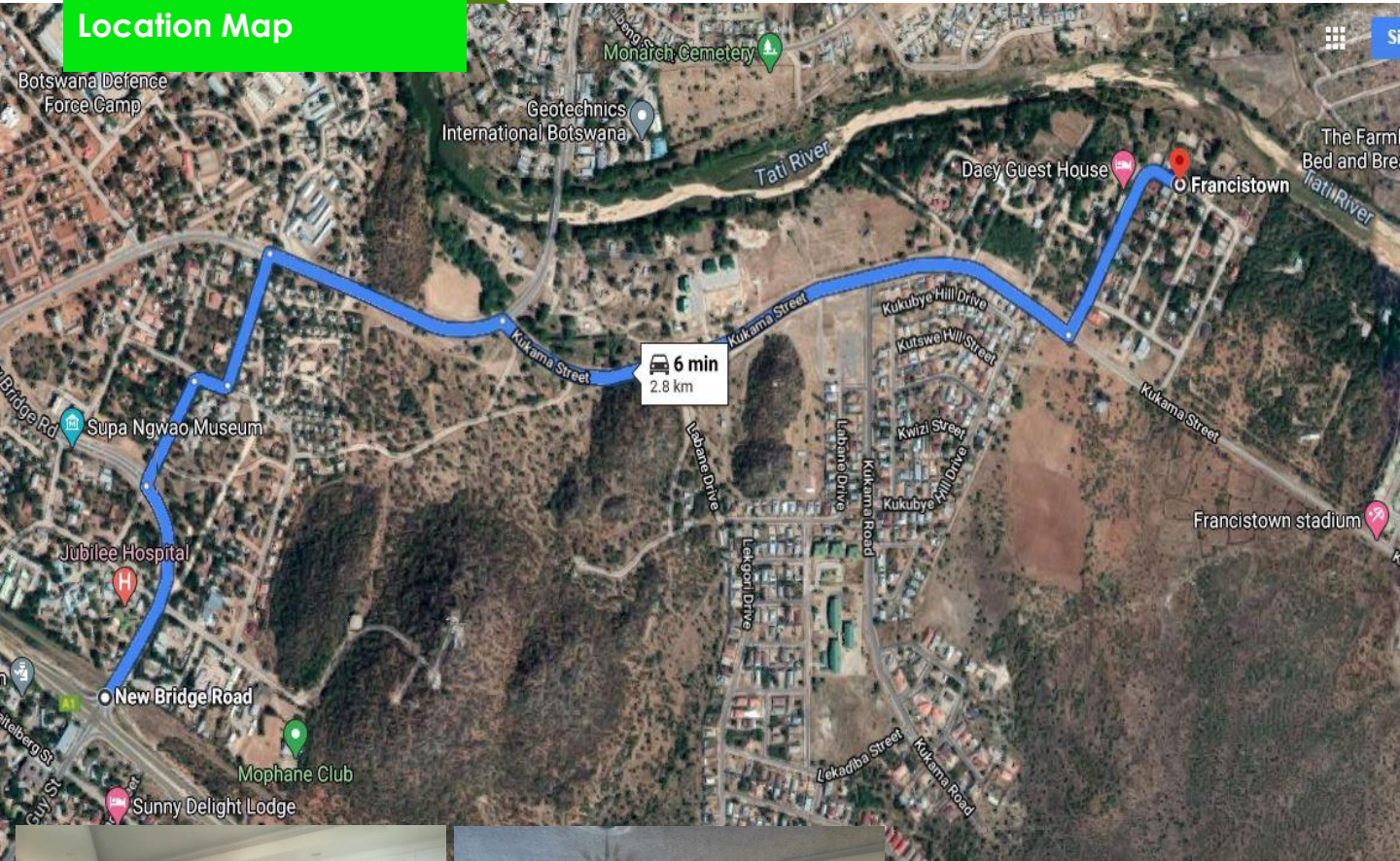
This delightful double storey modern home (currently used as a luxurious guest house) offers high quality finishes and is an excellent investment opportunity in a prime location.

The ground floor consists of an air-conditioned lounge, air-conditioned open plan dining room and a fully fitted kitchen (stove, oven and formica tops), a guest toilet and 1 bedroom with ensuite bathroom.

The first floor comprises of four bedrooms, three with ensuite bathrooms and balconies, common bathroom and a lounge with balcony. All bedrooms are complete with fitted cupboards and air condition units. The house is complete with tiles throughout.

Enquiries and Viewing: **Thomas on 74867020 / oseberane@segodiauctions.co.bw**

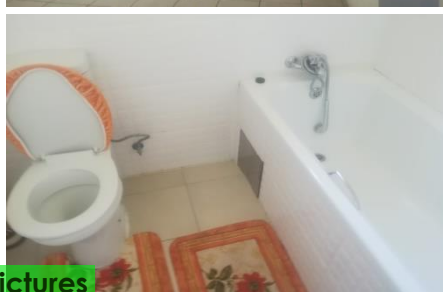
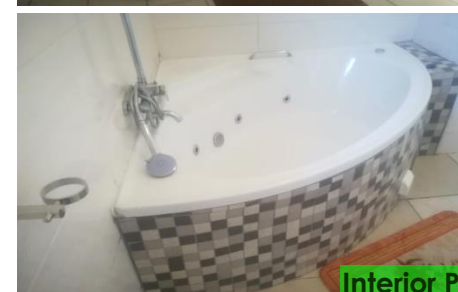
Location Map



Location

The property is located along the Ntshe River in an upmarket neighbourhood commonly known as Ntshe River Plots, a highly sought after suburb featuring modern homes. This area is in close proximity to amenities as well as educational, shopping and health facilities. The property is accessible via a tarred road.

Directions: Driving north from the city centre, get to Monarch turn-off and drive straight towards Ntshe for ca. 1.3km and turn left. Follow the road as it curves to the left and it's the 4th property on the right.



Interior Pictures

T & C's

GENERAL TERMS AND CONDITIONS FOR PROSPECTIVE BUYERS

PLEASE NOTE: All prospective buyers acknowledge that they have read these terms and conditions of sale and agree to be bound thereby. If you do not understand any of these terms or conditions, please ask the Agent/ Auctioneer for clarification before placing an offer.

1. The sale is subject to confirmation by the Seller.
2. 5% buyer's premium to be added over and above the accepted purchase price.
3. If your offer is accepted you will be required to pay 10% of the purchase price, immediately after acceptance of the offer – this comprises of a 5% deposit for the purchase of the property and 5% buyer's premium.
4. The balance of the purchase price plus VAT on the full purchase price, the bid amount less the 5% (deposit paid immediately post-auction), is payable within 30 days of the auction date.
5. The Seller has the right at his absolute discretion to refuse any offer. Upon confirmation of the offer, the prospective buyer will be required to sign the Conditions of Sale.
6. Transfer of the property will be effected by the Transferring Attorneys/ Conveyancers appointed by the Seller.

Enquiries and Viewing: **Thomas on 74867020 /**
oseberane@segodiauctions.co.bw



Disclaimer: All data and information set forth on this Sale Particulars are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square metres are approximate and may be verified by consulting a professional planner. All rights as to photographs and graphics are reserved to Segodi Auctions. Customers should seek advice and proper legal counsel with respect to all closing costs, timing considerations, financing options, default provisions, zoning implications, renovation considerations and appropriate transfer taxes. Segodi Auctions represents and has a fiduciary duty to those sellers with respect to Segodi Auctions' exclusives.