AUCTION

Friday, 20 November 2026 @ 10:00 on-site

DWELLING, IDEAL FOR THE ENTERTAINER, MONTE CHRISTO ECO ESTATE, HARTENBOS

15 Black Eagle St, Monte Christo, Hartenbos



Situated in the sought-after Monte Christo Estate in Hartenbos, this family home offers five bedrooms, three bathrooms, and spacious open-plan living areas with modern finishes throughout. Designed for comfortable living and effortless entertaining, the property features a stylish braai room with built-in bar, splash pool, boma fire pit, double garage extra size, and a solar/inverter system.

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PROPERTY DETAILS

Erf Number
Erf 5720 Hartenbos

Erf Extent
582m²

Address
15 Black Eagle St, Monte Christo, Hartenbos

Seller:
Natural person

Title Deed:
T20768/2022



IMPROVEMENTS

Dwelling (±276m²) comprises:

- 5 bedrooms with built-in cupboards
- 3 bathrooms
- Open plan kitchen / living / dining room
- Scullery / laundry
- Braai room with bar

Other

- Double garage with office space
- Solar / inverter system
- Splash pool
- Boma fire pit

LEVIES & MUNICIPAL INFO

Property tax:	± R 1,000 pm
Water, electricity, sewerage, refuse (basic)	± R 1 550 pm
HOA Levies:	± R 1 040 pm

A pre-paid electricity meter is installed.

A copy of the HOA Conduct Rules available on request.

PROPERTY CONDITION REPORT

To be delivered



VIEWINGS

Prior to the auction by appointment only – contact Daniel van Schalkwyk on cell 083 255 4245 to arrange in advance.

Scheduled viewing 1 hour prior to auction i.e 20 November 2026, 09h00 – 10h00 (auction starts at 10h00)



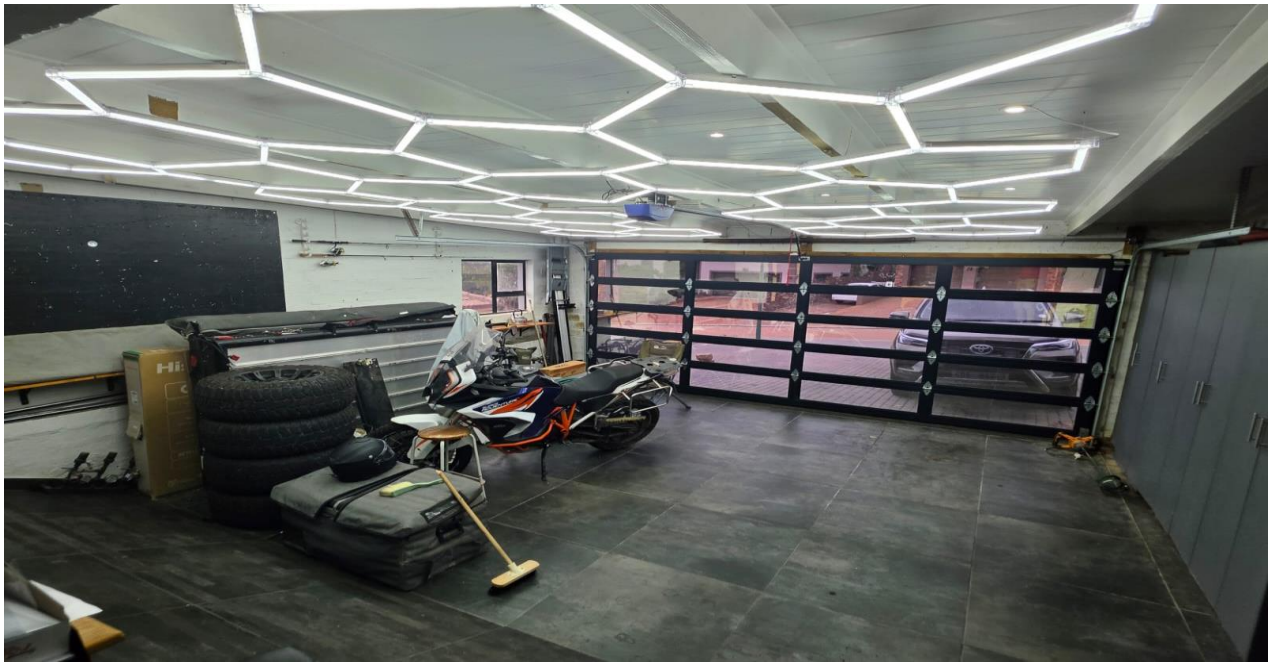
HOW TO REGISTER

- **In person** on the day of the auction with FICA documents required
    - Copy of ID
    - Proof of address
    - Marriage certificate (if married in community of property) and written consent from spouse.
- Bidders who cannot attend the auction on-site can be accommodated via telephone. Such an arrangement must be approved in advance by the Auctioneer.
- The Auctioneer reserves the right in his sole discretion to request a R50,000 registration deposit from any party that register. In the event that the hammer does not fall on the registered bidder the full deposit will be refunded within 48 hours after the auction. The deposit is not compulsory and will only be payable on demand by the Auctioneer.



SUMMARY OF CONDITIONS OF SALE

- Purchaser pays 10% (ten percentum) deposit and 7% (seven percentum) commission plus 15% VAT on the commission on the day of the auction.
- There will be a period for higher offers after the auction. One confidential higher offer per purchaser is allowed after the auction, which will close on 27 November 2026 at 12:00 noon. Any offer made after the auction will only be regarded as a valid offer if the deposit and auctioneer's commission have been paid and cleared into the auctioneer's bank account and the offeror has signed the Conditions of Sale before 27 November 2026 at 12:00 noon. The highest bidder on auction will have the first right of refusal to match any higher offers.
- The sale shall be subject to confirmation by the Seller by 4 December 2026; however the Seller may accept or decline any offer before 4 December 2026.
- The highest bidder will be held bound to his bid until 5 December 2026.
- Balance of the purchase price is payable against registration of transfer.
- The Purchaser shall within 30 days of acceptance of this offer by the Seller, furnish the Seller's Conveyancers with a guarantee by a registered financial institution and acceptable to the Seller, for the payment of the balance of the purchase price, or alternatively pay the balance of the purchase price in cash to the Conveyancer.
- The Purchaser will be responsible for the transfer duty as well as all costs associated with the transfer.
- VACANT OCCUPATION and POSSESSION of the property shall be given by the Seller to the Purchaser on the date of registration of transfer into the name of the Purchaser, when all benefit and risk in the property shall pass to the Purchaser.
- All conveyancing work in connection with the transfer of this property shall be effected by the Seller's attorney.
- Property is sold VOETSTOOTS
- The Seller is responsible to issue the gas, timber and electrical certificates (where and if applicable)







**Disclaimer: Although the utmost care was taken to obtain and gather adequate information, van Rensburgs Auctions cannot be held liable for any misrepresentations. Information as supplied by the Seller. As information becomes available, we reserve the right to amend the brochure without notice.*