

APPRECIATING PROPERTY INFLUENCE

THE
HIGH S^T
AUCTION C^o



NAA GLOBAL WINNERS
CAMPAIGN OF THE YEAR 2021

LIVE & VIRTUAL ONLINE AUCTION EVENT

Knightsbridge Conference Centre, 33 Sloane Street, Bryanston, Gauteng

~ 30 SEPTEMBER 2021 @ 12:00 ~

Auctioneer: Joff van Reenen

APP REGISTRATION & BIDDING PROCESS

SIGN UP & APP REGISTRATION PROCESS

- Once you have downloaded the app, open it and click on **"VIEW AUCTION"** to view our current auction properties.
- In order to bid on a property you will need to SIGN IN. Either click on the drop-down menu top right or click on **"REGISTER TO BID"**.
- If this is the 1st time using the app please click on **"SIGN UP HERE"**, otherwise type in your email address and password and sign in.
- Fill in all fields (Please ensure your password is a min. of 8 characters), and tick **"Receive bidding notifications via email"** & click **"CONTINUE"**.
- Agree to the Terms of use and click **"SIGN UP"**.
- Once you have signed up you need to register to bid on a specific auction. Please click on "REGISTER TO BID". Please note you need to register for each auction to would like to participate in.
- Please complete all the fields and click **"CONTINUE"**.
- Agree to the Auction Terms & Conditions and click **"REGISTER"**.
- You will receive a successfully registered message, where you will be approved once all your documents and we have received your proof of payment of your registration fee.



The High Street Auction Company

ONLINE BIDDING PROCESS

- Once you have been approved by The High Street Auction Co, you will be notified that you can begin to bid.
- Once bidding opens, all registered bidders are free to place bids on their chosen properties. Bidding takes place on the specific property page that includes the description and all relevant information on the property/movable.
- Once you place a bid, you must confirm the bid before it is registered as an online bid. The online platform is fully transparent. All bids are recorded in real time. Please note your privacy will not be jeopardized as bidders will be represented by a number.
- We have a maximum bid facility that can be set to automatically bid for you until a maximum amount. Your Maximum Bid can't be viewed publicly, so only you will know how high you're willing to go.
- Once the bidding is closed, we will contact you to either refund your deposit if you were an under bidder or assist you further if you were the highest bidder.

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Thursday 30 September 2021 @ 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** Unit 14, 15 & 17 Tijger Vallei Office Park, Pony Street, Pretoria
- Lot 02** 583 Moot Street, Daspoort, Pretoria
- Lot 03** Unit 611 Michelangelo Towers, 143 West Street, Sandown
- Lot 04** Unit 15, Isabel Estate, 14 Dexter Road, NorthridingDECEASED ESTATE
- Lot 05** 36 Cutty Sark Avenue, Cutty Sark, Plettenberg Bay, Western Cape
- Lot 06** 34 Cutty Sark Avenue, Cutty Sark, Plettenberg Bay, Western Cape
- Lot 07** 20A & 20B Homestead Road, Rivonia, Sandton
- Lot 08** 32 Sandhurst Estate, 101 Empire Place, Hurlingham
- Lot 09** 53 & 55 Rigger Road, Spartan
- Lot 10** Hunting Lodge, R573, Cullinan
- Lot 11** D'Afrique Guest Lodge & Honeymoon Lodge, R573, Cullinan
- Lot 12** 595 Breed Street, Montana Park, Pretoria
- Lot 13** 24 North Road, Melrose North
- Lot 14** 27 Doringboom Avenue, Kleinmond, Western Cape
- Lot 15** 131 3rd Avenue, Kleinmond, Western Cape
- Lot 16** 127 2nd Avenue, Kleinmond, Western Cape
- Lot 17** 29 Leyds Street, Braamfontein
- Lot 18** Moore House, 18 Lakeside Crescent, Kleinfontein Lake, Benoni
- Lot 19** Bonnyvale, 148 Mabel Street, Rosettenville
- Lot 20** Matumi Lodge, Guernsey Road, Klaserie, Limpopo
- Lot 21** 46 13th Street, Orange Grove



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

Sectional Title Offices

Web Ref: 113802

Unit 14, 15 & 16 Tijger Vallei Office Park, Pony Street, Tijger Vallei, Pretoria

- 3 x "A" Grade sectional title offices
- Combined GLA: 379m²
- 16 Parking bays
- All 3 units will be sold as one lot
- Easily sub-divisible with own entrances
- Vacant occupation on registration of transfer

Nick 082 669 7738
nick@highstreetauctions.com



LOT 02

Hercules Cold Storage Facility Including Property

Web Ref: 113814

583 Moot Street, Daspoort, Pretoria

Opening Bid R8 Million

- Sold as Going Concern
- Property size: ± 17 844m²
- Land size: 1.6 ha
- Improvements: 1st Floor offices
- Main food processing factory
- Internal chillers
- Stand alone freezer
- Workshops
- Stores (storerooms)

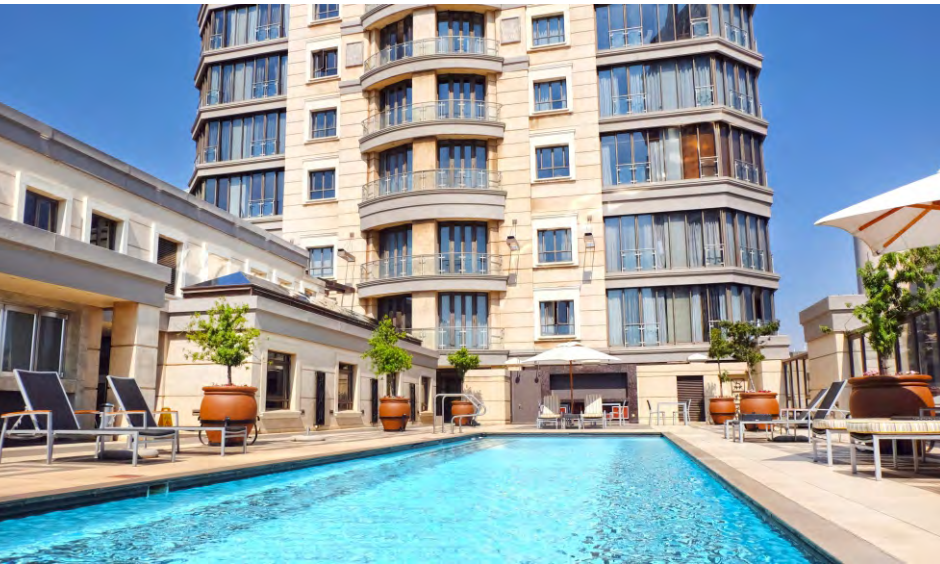
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LOT 03

High-End 2 Bedroom Apartment

Web Ref: 113804

Unit 611 Michelangelo Towers, 143 West Street, Sandown

Opening Bid R2.5 Million

- High-end 6th floor apartment: 136m²
- 2 Bedrooms with 2.5 bathrooms
- Modern open plan living
- Built-in appliances; fridge, dishwasher, & washing machine
- Fully furnished
- Tenanted until 31 December 2021
- 2 Parking bays
- Ample guest parking

Camilla 082 557 1938
camila@highstreetauctions.com



LOT 04

Exquisite 3 Bedroom Garden Unit

Web Ref: 113820

Unit 15 Isabel Estate, 14 Dexter Road, Northriding

Opening Bid R600 000

- Estate Late A L Madiba • MRN: 3330/2021
- Exquisite 3 bedroom, 2 bathroom unit, perfectly located in a cul-de-sac road (Dexter Road)
- Unit size: 85m² • Private garden
- Fibre connection • DSTV
- Secure with 24-hour controlled access into the complex
- Communal pool & club house
- 2 Undercover parking bays
- Ample parking for visitors

Nhlanhla 078 651 7377
nhlanhla@highstreetauctions.com



LOT 05

Exquisite Entertainer's Home

Web Ref: 113819

36 Cutty Sark Avenue, Cutty Sark,
Plettenberg Bay, Western Cape

Opening Bid R5 Million

- Must sell • Newly renovated
- 2 Heated pools • 3 Levels
- 5 Bedrooms all en-suite • Powder room
- Office / lounge, dining room, TV room
- Kitchen, pantry, laundry & scullery
- Breakfast nook • Bar, generator, elevator
- Double garage • Air conditioning
- Living area: ± 650m² • Stand size: 1 342m²

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shawn@highstreetauctions.com



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LOT 06

Newly Renovated 7 Bedroom Home

Web Ref: 113420

34 Cutty Sark Avenue, Cutty Sark, Plettenberg Bay, Western Cape

Opening Bid R5 Million

- Newly renovated
- 7 En-suite bedrooms • 1 Chef's kitchen • 1 Prep kitchen
- 2 Lounges • 1 Dining room • Wine and Whiskey Bar
- Downstairs cinema • Air-conditioned throughout
- Swimming pool and outdoor entertainment area
- Independent flat • Double garage and lift
- Unobstructed ocean and valley views
- Stand size: 1232m²
- Property size: ± 810m² indoor & ± 200m² outdoor

Shawn 079 949 6325

shawn@highstreetauctions.com



LOT 07

Prime Residential 4 Development Site

Web Ref: 113813

20a & 20b Homestead Road, Rivonia, Sandton

- Land Size: 3 970m²
- One of the last high density zoned pieces in Rivonia
- Use zone: Residential 4
- Servitudes: N/A
- Height: 5 Storey's excluding
- This site will provide uninterrupted views to the north & west
- Coverage: 70% with basement up to 100%
- Floor area: 3.5 (13 874m²)
- FAR 13 877m² (3.5)
- Density: unrestricted
- Bulk contributions to paid for by purchaser

Ricardo 072 246 8129

ricardo@highstreetauctions.com



LOT 08

4 Bedroom Double Storey Cluster

Web Ref: 113815

32 Sandhurst Estate, 101 Empire Place,
Hurlingham

Opening Bid R4.5 Million

- 4 Bedrooms • 4 Bathrooms
- Main bedroom en-suite dressing room
- 2nd bedroom en-suite
- All with balconies • Large study / office
- Formal lounge & dining room
- Modern open plan kitchen
- Double garage • Swimming pool
- Covered entertainment area / gas braai
- Stand size: 965m² • Domestic accommodation

Joff 082 802 1366

joff@highstreetauctions.com



LOT 09

Long Term Investment Opportunity

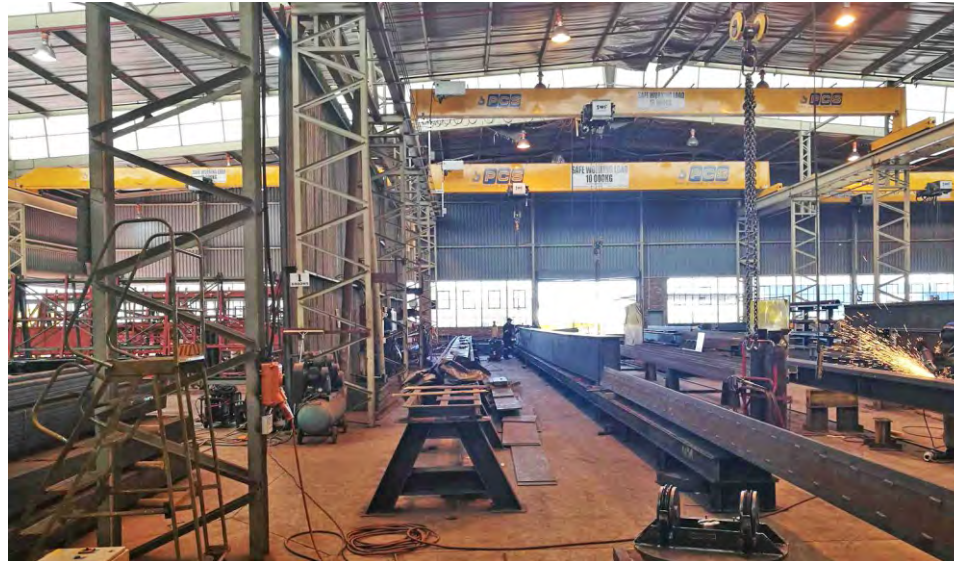
Web Ref: 113816

53 & 55 Rigger Road, Spartan

- Property size: Combined 5185m²
- Yard size: ± 3200m²
- Land size: Combined 8463m²
- 2 Adjoining industrial / warehouse facilities
- Both let to established long standing tenant
- 8 Year lease runs to September 2026 with 8% escalation
- 5 Year option to renew (2031)
- Projected Net Annual Income ± R2.8 million
- To be sold as one lot

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INVENTORY & GAME INCLUDED**LOT 10****Hunting Lodge - 875 ha****Web Ref: 113817**

Off R573, Cullinan

- Property size: 1 970m² • Land size: 875 ha
- Adjacent to Dinokeng Big 5 Game Reserve
- Functions /conference facility incl. catering kitchen
- Fully equipped butchery & walk-in cold storage
- 7 Chalets - accommodation for up to 35 people
- Large lounge boma area, braai facilities & pool
- 14 Species of wild game, incl. buffalo breeding program
- Multiple earthen dams
- Children's outdoor play area
- Eskom power, plus back-up generators
- Water rights to the Elands River (Part of farm)

Emmanuel 061 155 6457**emmanuel@highstreetauctions.com****INVENTORY & GAME INCLUDED****LOT 11****Guest Lodge & Honeymoon Lodge****Web Ref: 113818**

Off R573, Cullinan

Luxurious Honeymoon Lodge on 399 ha:

- Secluded self-catering lodge, with direct views of watering hole • Fully-equipped open-plan kitchen
- Large lounge • Heated pool and large covered patio/entertainment area with built in braai

Guest Lodge on 352 ha:

- Designer kitchen with SMEG appliances
- 2 Large lounges and 16-seater dining room
- 12 Deat built-in bar, with pool table
- Retro 1960s soda fountain bar, and 8-seater cinema
- 4 Self-catering guest chalets in manicured gardens

Emmanuel 061 155 6457**emmanuel@highstreetauctions.com**

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LOT 12

11 Brand New Retail & Industrial Units

Web Ref: 113811

595 Breed Street, Montana Park

Opening Bid R1 Million

- Located in Secure business park
- 24 Hour security and boomed access control
- Tenanted and vacant
- All units have 3 phase power, a prepaid meter, office facilities, W/C & kitchenette
- Units size: 191m² - 217m²
- Ample parking and truck accessibility
- Ease of access to R513, Sefako Makgatho Drive and both the N1 & N4 Highways

Camilla 082 557 1938

camilla@highstreetauctions.com



LOT 13

Home & Office

Web Ref: 113807

24 North Road, Melrose North

Opening Bid R2 Million

- Corner property in a prime location ideal for working from home
- 3 Bedrooms, 3 bathrooms
- Kitchen, lounge, dining room
- 2 Garages, pool, flatlet, study
- Domestic accommodation: Bedroom, separate bathroom, separate bath, laundry room
- Stand Size: 1 300m²
- Property Size: ± 450m²

Yoni 061 822 6128

yonih@highstreetauctions.com



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LOT 14



2 Bedroom Home

Web Ref: 113808

27 Doringboom Avenue, Kleinmond, Western Cape

Opening Bid R750 000

- Large Stand - 1 190m²
- 1 Bathroom
- 1 Kitchen
- Lounge
- TV Room
- Covered Patio, Single Garage, Carport
- Walking distance to Kleinmond Beach

Shawn 079 949 6325
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LOT 15



4/5 Bedroom Home

Web Ref: 113810

131 3rd Avenue, Kleinmond, Western Cape

Opening Bid R4 Million

- Multi-level 4/5 Bedroom Home
- 5 Bathrooms
- 3 Lounges
- 2 Study / 5th Bedroom
- 5 Garages
- 2 Entrances
- Large garden
- Kitchen, dining room, family room
- Covered patio, veranda, laundry room
- Walking distance to Kleinmond Shoreline

Shawn 079 949 6325
shawn@highstreetauctions.com



LOT 16

4 Bedroom Home

Web Ref: 113809

127 2nd Avenue, Kleinmond, Western Cape

Opening Bid R1.5 Million

- Double storey home
- 4 Bedrooms
- 3 Bathrooms
- 2 Lounges
- 2 Kitchens
- 2 Dining rooms
- 1 Pool
- 1 Pizza oven
- Double garage

Shawn 079 949 6325

shawn@highstreetauctions.com



LOT 17

Retail & Residential Block

Web Ref: 113803

29 Leyds Street, Braamfontein

- Pristine condition
- 6 Ground level retail shops
- 68 x Large 2 Bedroom apartments
- 17 Rooms
- 30 Basement parking bays
- Full time security with finger print access control
- GAI: R6 600 000
- Stand size: 932m²
- Prepaid meters throughout managed by Trafalgar Prime location

Jaacov 082 622 4248

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LOT 18

Tenanted Office Building

Web Ref: 113806

Moore House, 18 Lakeside Cres, Kleinfontein Lake, Benoni

Opening Bid R4 Million

- Recently renovated ground floor - "A" Grade
- Fully integrated back up power
- 4 Tenants - Lease Agreements in place
- GAI: R1.9 million • 5 % Vacancy
- Moore - Anchor tenant (Owner occupier) will provide flexible lease options for the buyer
- Biometric access control • Rooftop terraces
- Ample covered and open parking bays
- Property Size: 1 542m² • Land Size: 3 900m²
- Easy Access to N12 via Snake Road

Guy 082 335 1749

guy@highstreetauctions.com



LOT 19

Residential Sectional Title Block

Web Ref: 109421

Bonnyvale, 148 Mabel Street, Rosettenville

- Sectional Title units
- Property size: ± 2 456m² • Land size: 1 988m²
- GAI: ± R1.170 million
- 35 Residential units to be sold as 1 Lot
- 7 x Two bedroom units
- 20 x One bedroom units
- 8 x Bachelor units
- 12 x Garages • 9 x Open parking bays
- Prepaid electrical meters • Secure block
- Close to all amenities
- Convenient distance to Main & Prairie Road arterials

Greer 082 454 9626

greer@highstreetauctions.com



LOT 20

Well Located Lodge

Web Ref: 113812

Matumi Lodge, Guernsey Road, Klaserie, Limpopo

Opening Bid R4 Million

- Land size 4.2 ha • 20 Rooms
- Private lodge 40km from Orpen Gate
- Conference Centre
- Restaurant facility and bar • Large Boma
- Swimming pool area • Bird hide
- Dam • Staff quarters / backpacker's accom.
- Can be used as wedding venue / conference centre or turned into a rehabilitation centre
- Fully equipped • Electric fencing

Rodney 082 551 5841

rodney@highstreetauctions.com



LOT 21

Hijacked House

Web Ref: 113805

46 13th Street, Orange Grove

Opening Bid R350 000

- 4 Bedrooms • 2 Bathrooms
- Double garage • Pool • Flatlet
- Domestic accommodation
- Stand size: 495m²
- Property size: ± 350m²
- Hijacked property
- Electric motor access
- All arrear rates & taxes will be paid by the seller
- Vacant occupation not guaranteed

Jaacov 082 622 4248

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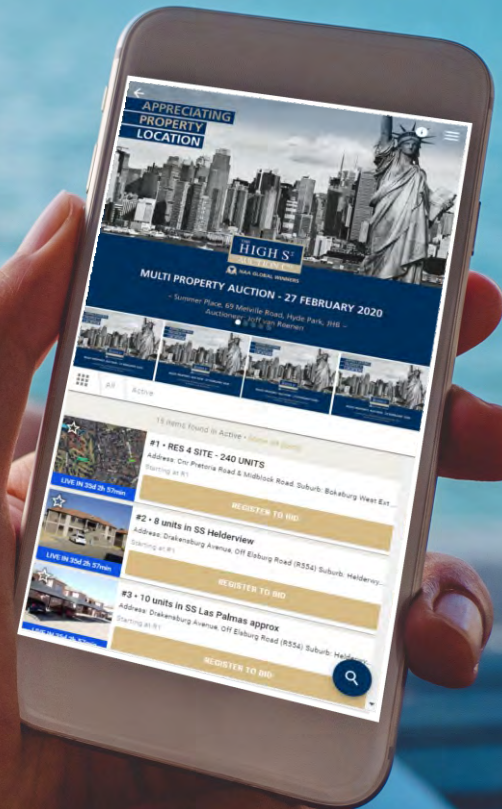
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Kindly note that in order to bid at an auction, please bring proof of identity and residence and if bidding on behalf of a juristic entity, a letter of authority is also required. A registration fee of R100 000 is payable on registration.