



Website Live Online Auction

NOEL MASHABA & 8 OTHERS (UNDER CURATORSHIP) CASE NO: 12808/2024

3056 Barbet Crescent, Waterfall Country Estate, Midrand,

Erf 3056 – Measuring 1 054m²

On instruction from and on behalf of the Curator Bonis of the above-mentioned matter, we will bring to auction this modern, double storey family home situated in a very secure lifestyle estate.

The property will be offered for sale via a **Website Live Online Auction on Thursday 2 July 2026 at 11h00.**

All interested bidders are required to register on our website www.parkvillage.co.za and pay a refundable registration fee of R30 000.00 in order to bid. **Website Reference Number 2246**



www.parkvillageauctions.co.za



Debbie Scholes

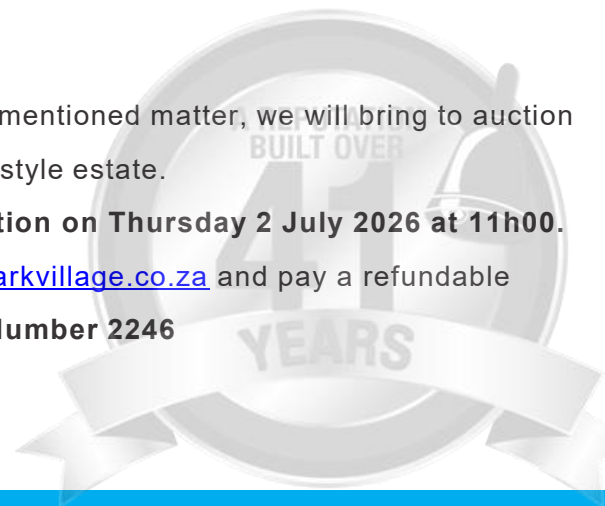
011 789 4375 // 066 586 2233



3056 Barbet Crescent, Waterfall Country
Estate, Midrand.



auctions@parkvillage.co.za





Auction Summary

Please Note:

- A Deposit of 10% of the Purchase Price, plus Agent's Commission of 6% plus VAT thereon, is payable by the highest bidder at the close of the auction, on Submission of the Offer, into the Auctioneers' FNB Trust Account.
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Curator Bonis.
- The sale of the property excludes any moveable assets such as vehicles, furniture and equipment and other non-permanent installations.
- The Curator Bonis reserves the right to accept or decline any or all offers submitted.





Conditions of Sale

Bidders Deposit: 10% of the Purchase Price payable on Submission of the Offer

Commission: Buyer's Commission of 6% plus VAT payable on Submission of the Offer

Occupation: Date of Registration of Transfer

Risk, Control & Insurance: The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

VAT: There is NO VAT on the purchase price, but transfer costs and duty will apply.

Conditions of Sale Agreement: The Conditions of Sale agreement is available on our website.

Rules of Auctions: The Rules of Auction are available on our website at www.parkvillage.co.za



This impressive double-storey home is constructed with plastered and painted brickwork, complemented by aluminium-framed glazing and a pitched corrugated iron roof, offering both durability and contemporary appeal.

Accessed via a walkway leading from the garages, the residence welcomes you into a spacious entrance foyer. The ground floor features a comfortable lounge, guest cloakroom, private en-suite guest bedroom, study, and a modern open-plan living area comprising a stylish kitchen, dining room, and TV lounge designed for seamless family living and entertaining.

A tiled staircase leads to the upper level, where a generous landing area opens into a pyjama lounge, study nook, and four well-proportioned bedrooms. Three bathrooms service this level, all en-suite, with two bedrooms sharing a Jack-and-Jill style bathroom. The luxurious master suite enjoys access to a private balcony overlooking the landscaped rear garden.

Large aluminium stack doors from the living area open onto an expansive covered patio complete with a built-in gas braai, creating the perfect indoor-outdoor entertainment space. The patio overlooks the rear garden and swimming pool.

Additional features include a separate scullery with direct access to a side courtyard, leading to staff accommodation with a bathroom, an external toilet, and a storeroom.

Vehicle accommodation is excellent, with a double garage offering direct access into the home via the scullery, as well as a separate single garage integrated into the same structure.

This exceptional property combines spacious accommodation, functional design, and excellent entertainment facilities, making it an ideal family home

Measuring 470m² under roof

Monthly Rates: R2 760.00

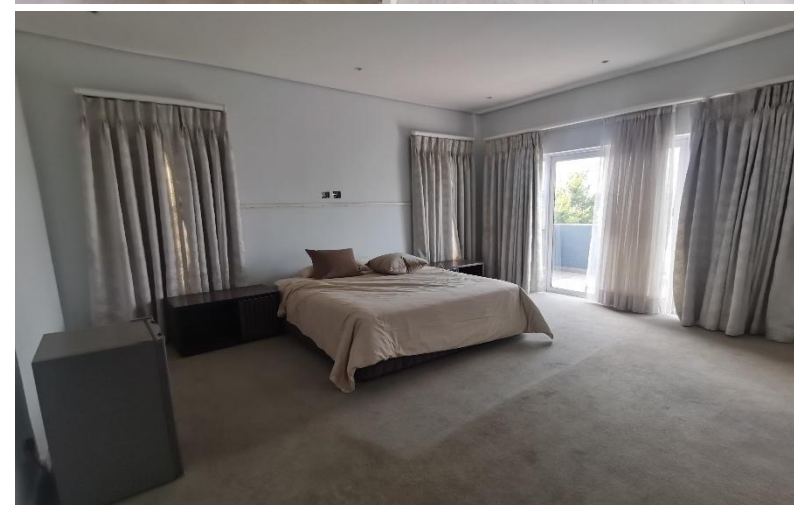
Monthly Levy: R5 782.00





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GALLERY



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SUMMARY OF AUCTION TERMS & CONDITIONS

1. **6% Buyers commission plus VAT** is payable on the Immovable property.
2. **10% Deposit payable on the fall of the hammer** for immovable properties
3. **14 Business days confirmation period** applicable on immovable property.
4. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD**.
5. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
6. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
7. The Seller cannot give any warranty or guarantee that the Purchaser will obtain vacant occupation of the property on that date, and the Purchaser shall have no claim of whatsoever nature against the Seller should vacant occupation not be obtained on the said date or at all.
8. The **SELLER shall not be liable to provide any certificates of Compliance** in regard to any of the electrical, gas and plumbing installation if applicable.
9. The transferring attorneys will be appointed by the Seller.
10. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
11. After auction the highest bidder shall sign the relevant offer to purchase agreement.
12. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
13. The risk in any goods sold, including the risk of deterioration, destruction and damage to or of the goods, shall pass to the purchaser immediately upon registration.
14. Please insure upon registration that you register in the correct entity. Revisions to the Conditions of sale is not permitted.
15. Every purchaser shall be deemed to act as principal unless duly registered as a representative bidder in terms of Regulation 26 (3) of the CPA. In the event of a purchaser acting as a representative fails to legally bind its alleged principal or fail to prove such authority, he or she will be personally liable for all the obligations herein as principal debtor.
16. **Subject to confirmation by the Seller.**
17. The Auctioneer and Seller reserve the right to withdraw the property from auction.
18. You will be held liable for your bid and forfeit your deposit. If payment is not effected.





CONTACT INFORMATION

“SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 41 YEARS”

Park Village Auctions have a dynamic team leveraging over 40 years' experience. **We are a fully empowered (Level 2 BBBEE) Auction house.** Our services cover all aspects of the auction from liquidations, valuations and storage, with expertise in disposal of immovable property and movable assets and we are looking forward to assisting you with our experienced team in the immovable property auctioning space.

We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates

and proudly moving forward as

“THE AUCTIONEERING COMPANY TRUSTED BY BANKS AND RESPECTED BY BUYERS”



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