ROOT AFRICA

DECEASED ESTATE AUCTION ON SITE

LARGE AND SPACIOUS 6 BEDROOM HOME IN MAMELODI

TUESDAY, 24 NOVEMBER 2026 @ 13H30

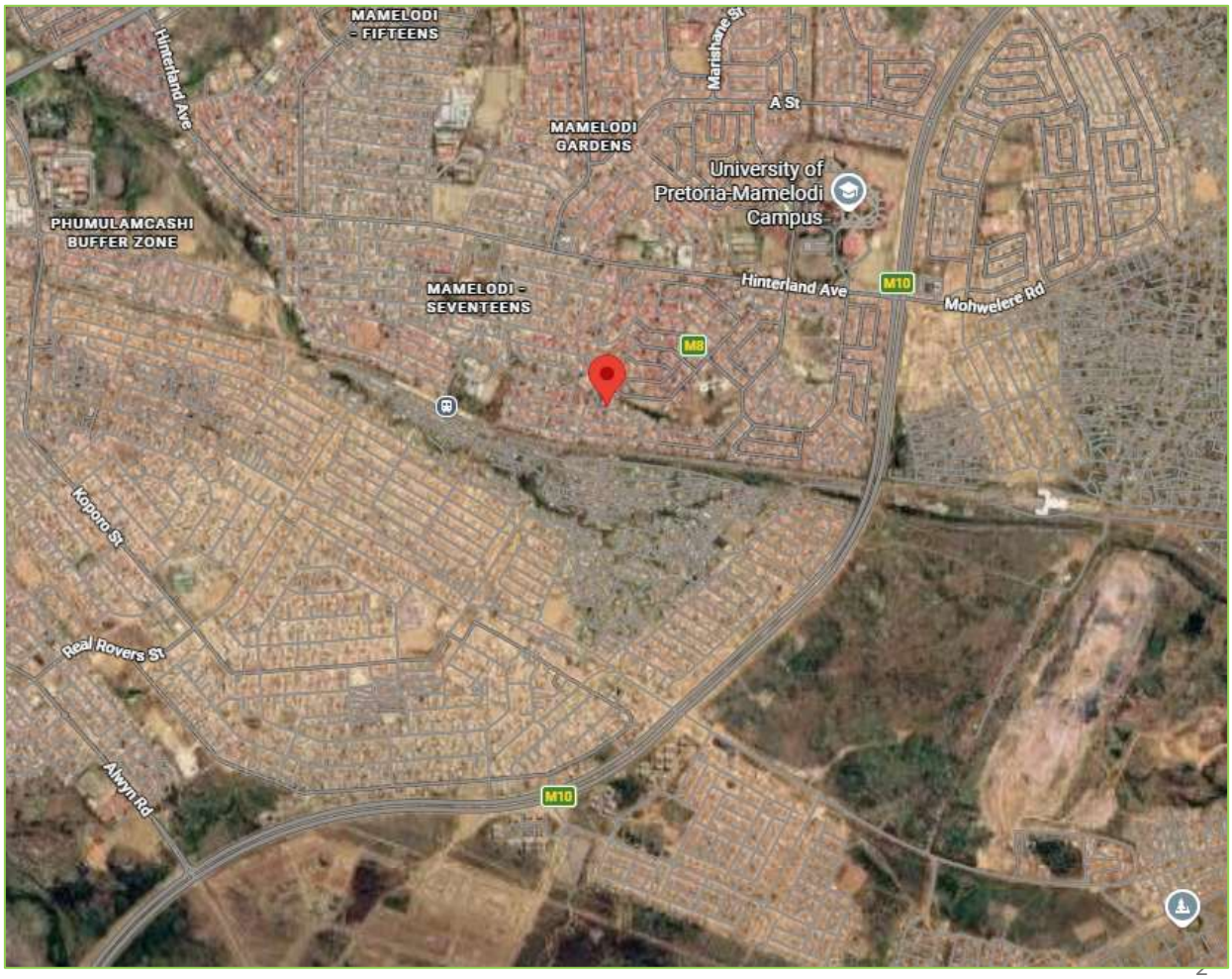


1. DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither Root-X Auctioneers, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of Root-X Auctioneers or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction can be viewed at www.rootx.co.za or at 526 Atterbury Road, Menlo Park, Pretoria.

Bidders must register to bid and provide original proof of identity and residence on registration.

The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer.



2. PROPERTY AUCTION DETAILS

Auction date: **TUESDAY, 24 NOVEMBER 2026 @ 13H30**

Auction : The auction will be held on site:
ERF 20907 BUFFER ZONE
42 BUFFALO STREET - MAMELODI
GPS: https://maps.app.goo.gl/Q32SQJ3xoHaz3MNF7

Auctioneer: Dirk Pienaar

Contact:
Belinda – 076 084 8013 / belinda@rootx.co.za
Zan – 067 383 8705 / zan@rootx.co.za

Terms:

- 10% Deposit plus Buyer's commission plus Vat on the commission payable immediately at the fall of the hammer.
- FICA documents are required to participate in the auction.
- 45 Days for Guarantees from date of Acceptance of the offer by the Seller
- Occupation on registration.
- Electrical COC, SPLUMA and all certificates necessary for the successful registration of the transfer are for the account of the PURCHASER.

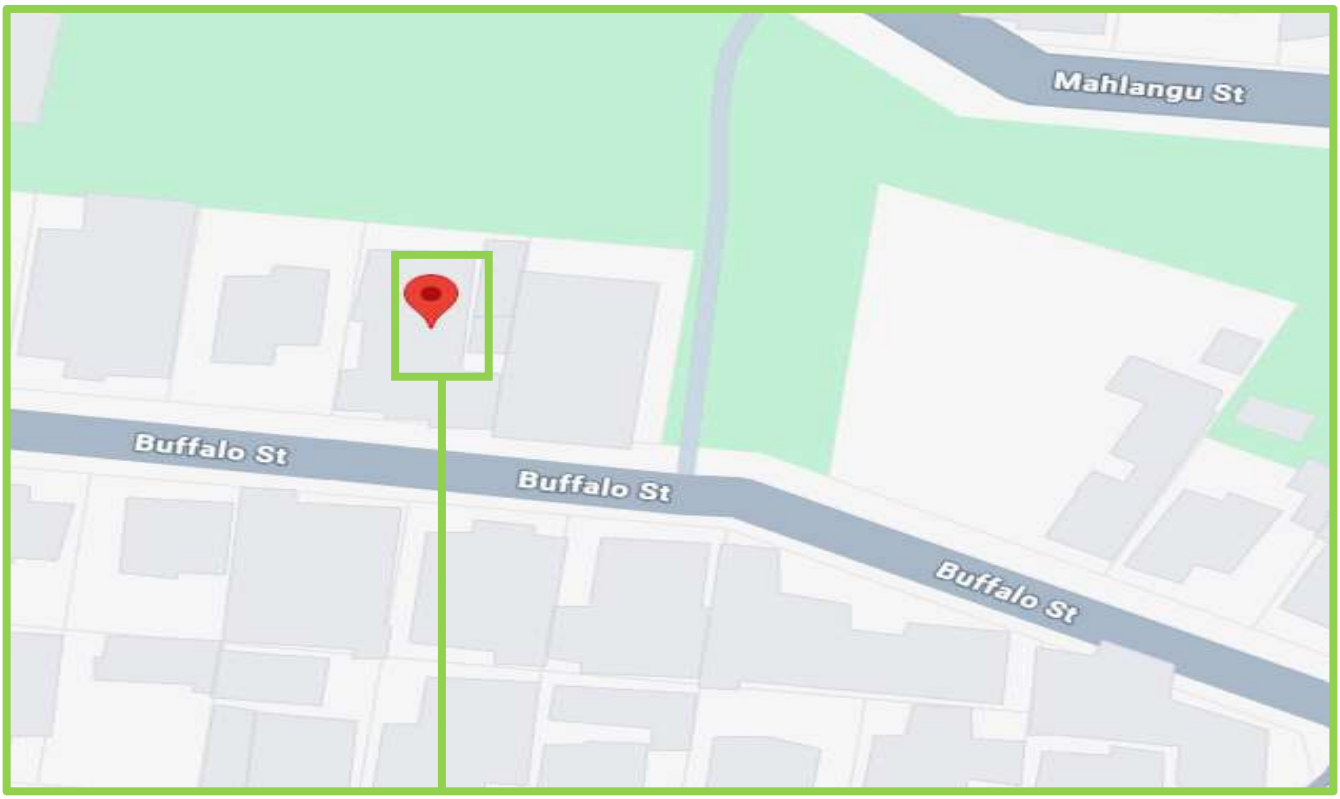
Confirmation: Within 7 – 14 Days from date of Auction

Web Reference: 13069/BF

Viewing: **HOUR PRIOR TO AUCTION**

Any outstanding Levies, rates and taxes or any other municipal costs for the account of the SELLER.

3. LOCALITY


Mahlangu St
Buffalo St
Buffalo St
Buffalo St


AUCTION LOCATION
ERF 20907 BUFFER ZONE
42 BUFFALO STREET - MAMELODI
GPS: https://maps.app.goo.gl/Q32SQJ3xoHaz3MNF7
Buffalo St
Buffalo St

4. PROPERTY DETAILS

LEGAL DESCRIPTION	ERF 20907 BUFFER ZONE 42 BUFFALO STREET - MAMELODI
ERF SIZE	375 m^2
MUNICIPALITY	CITY OF TSHWANE MUNICIPALITY
ZONING	RESIDENTIAL
RATES AND TAXES	± R p/m

PROPERTY DESCRIPTION
• 6 BEDROOMS • 2 BATHROOM • GUEST TOILET • KITCHEN • LOUNGE • DINING ROOM • DOUBLE GARAGE • 2 CARPORTS FLATLET: • 3 BEDROOMS • 1 BATHROOM
ERF SIZE: 375 m^2

5. PROPERTY PHOTOS












5. PROPERTY PHOTOS *(continue)*












5. PROPERTY PHOTOS *(continue)*











6. AUCTION PROCEDURE

1. The rules of auction comply with section 45 of the Consumer Protection Act, Act 68 of 2008 ("the Act") and with the Consumer Protection Act Regulations ("the Regulations") that have been published in terms thereof in Government Gazette No. 34180 on 1 April 2011 (Volume 550) and any amendments thereto from time to time.

2. The auction will commence at the published time and will not be delayed to allow any specific person or more persons to take part in the auction.

3. Registration to bid at the auction:

3.1 Anyone that intends to bid at the auction must register his or her identity on the bidder's record **prior to the commencement of the auction** and such registration must meet the requirements of FICA (Financial Intelligence Centre Act, 2001) in respect of the establishment and verification of identity of the person and the person must sign the registration entry.

3.2 A person who attends the auction to **bid on behalf of another person (i.e. on behalf of a company)** must produce a letter of authority that expressly authorises him or her to bid on behalf of that person. Where a person is bidding on behalf of a company the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorising him or her to bid on behalf of the company.

4. Root X Auctioneers has a trust account. All money due to the seller in terms of the Rules of Auction and the commission will be paid into the trust account of the Auctioneer.

5. The auctioneer will during the auction announce the reason for the auction unless that reason is the normal and voluntary disposal of property by the seller.

6. The conduct of the auction is subject to the control of the auctioneer who has the sole right to regulate the bidding procedure.

7. The sale shall be by the rise and the property shall be sold to the highest bidder subject to the Rules of Auction.

6. AUCTION PROCEDURE *(continue)*

8. Every bid shall constitute an offer to purchase the property for the amount bid upon the terms and conditions contained herein, which the seller or the auctioneer may accept or reject in their absolute discretion. The seller shall be entitled, in its absolute discretion, to withdraw the property from sale.

9. If no bid equals or exceeds the reserve price, where applicable, the property may be withdrawn from the auction. The seller shall be entitled to instruct the auctioneer to accept any lower bid.

10. In the event of any dispute between the bidders, the decision of the auctioneer shall be final and binding.

11. Any error by the auctioneer shall be entitled to be corrected by him.

12. No bid may be withdrawn after the fall of the hammer until the expiry of the confirmation period that is provided for in the Rules of Auction, during which time the offer shall be open for acceptance by the seller or his agent and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the Act.

13. The highest bidder ("the purchaser") will sign the Contract at the fall of the hammer.

We always assure you of our best efforts