



ON-SITE & ONLINE AUCTION

Web Ref RL21691

2 Bedroom Apartment in secure complex!



Primrose Hill

Sunday 15 March 2026 @ 15:00PM

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PROPERTY FEATURES & DESCRIPTION

Features

Floor Size	68m ²	Garages	-
Land Size	-m ²	Carports	1
Bathrooms	1	Security	Yes
Bedrooms	2	Pool	No
Dining Room	1	Recep. Rooms	2
Lounge	1	Domestic Accom.	-

Description

Don't miss out on this golden opportunity to secure this high-demand property!

Modern Living & Effortless Flow

Step into a bright, open-plan kitchen and living area designed for connection. The kitchen is ready for your culinary skills, featuring:

- Built-in stove and hob.
- Ample cabinetry and dedicated space for appliances.
- Seamless flow into the lounge, leading out to your private patio—perfect for morning coffee or a weekend sundowner.

Comfort & Privacy

The home features 2 well-sized bedrooms, both equipped with Built-in Cupboards to keep your space organised and clutter-free...

Potential Rental Income of R7,000/month .

Auction Details

Type: Online and Onsite

Address: Unit 49 Dunblane, 4 Abelia Road, Primrose Hill

Date: Sunday 15th March 2026

Time: 3 pm.

Registration begins one hour prior to the start of the Auction.

Special viewings upon request.

Ask the agent about our Online bidding option.

Please see the Auction tab on our website to view the Rules of Auction and to learn about the Auction day process.

PROPERTY DETAILS

Address

Unit No.	49
Complex Name	Dunblane
Street No.	4
Street Name	Abelia Road
Location	Germiston, Primrose Hill
Province	Gauteng

Legal Information

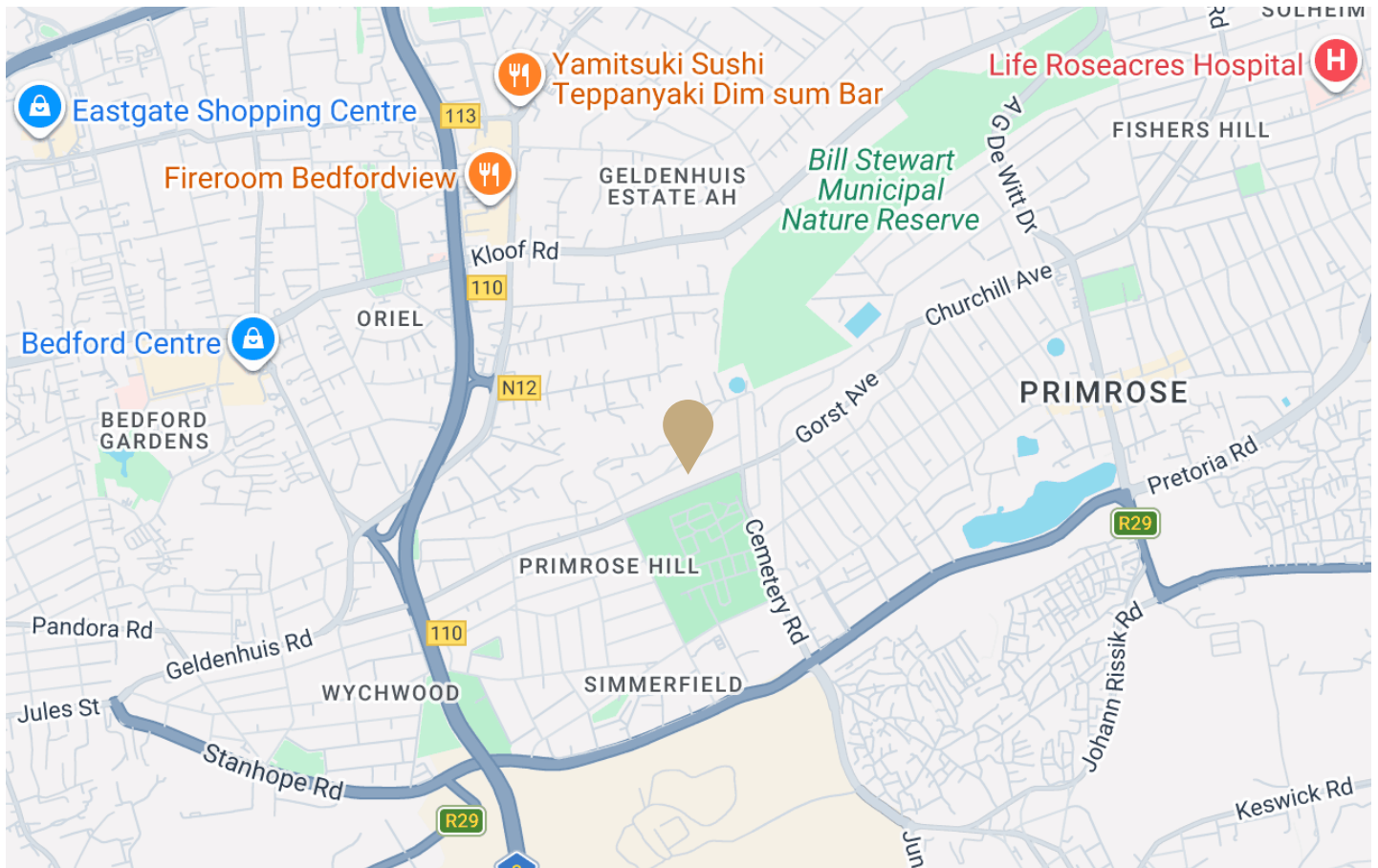
Property Type:	Apartment
Erf:	None
Size:	68 m ²

Services

Rates:	R1,947.78
Levy:	Per Consumption
Water & Electricity:	
Home Owner's Fee	

Usage

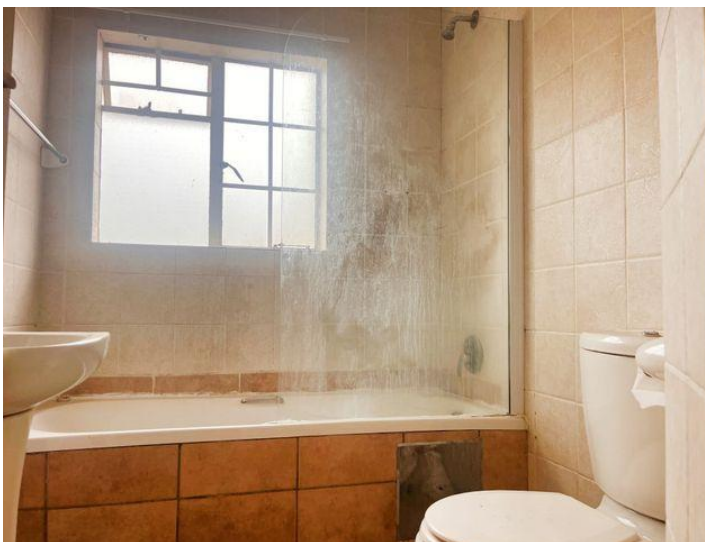
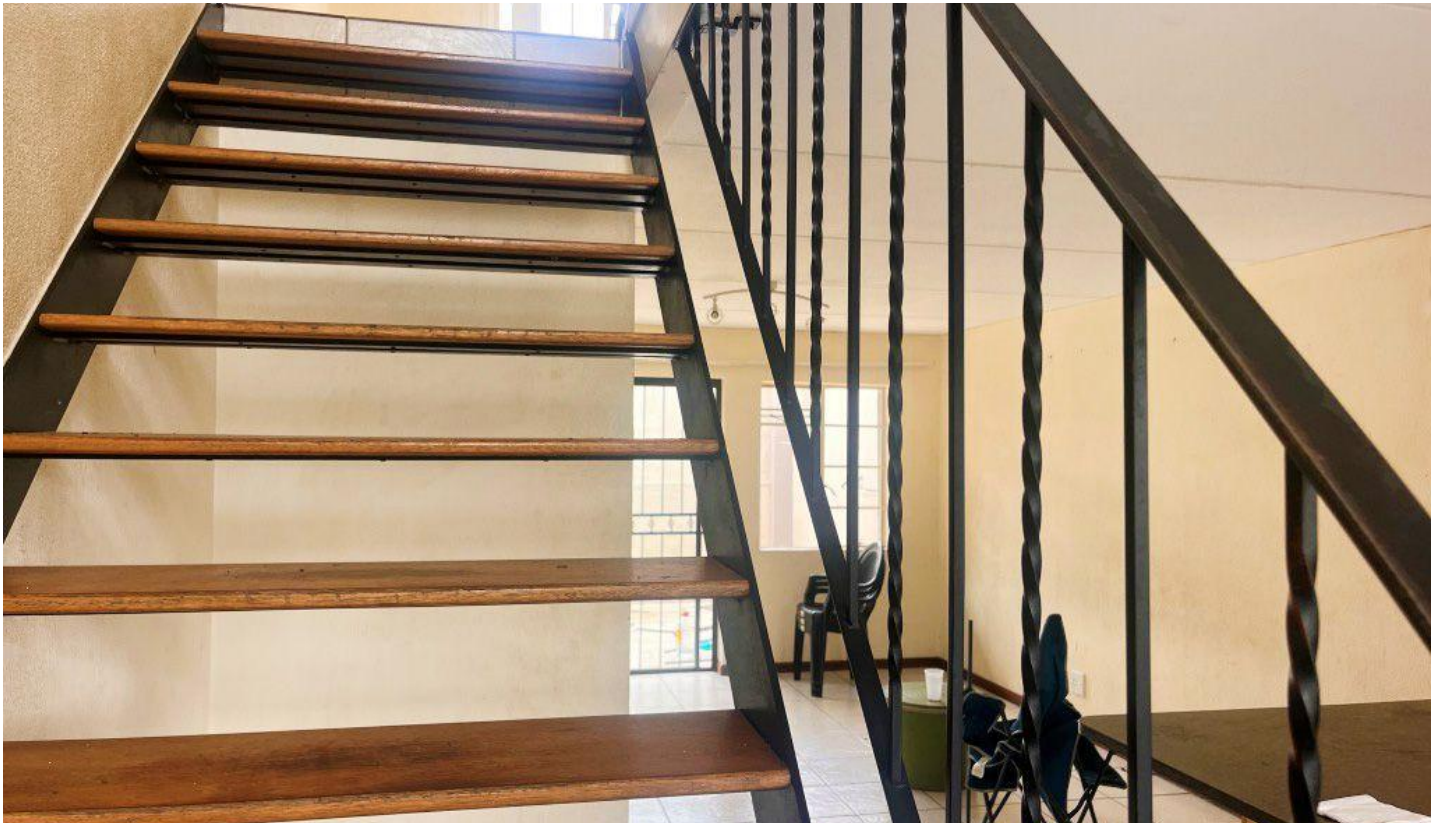
Zoning	None
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PHOTOS



PHOTOS



PHOTOS



DIRECTIONS TO AUCTION

Directions

From the 4-way junction of Church Street & Shamrock Road (Primrose Centre area):

Head north on Shamrock Road (M37) toward Primrose Hill.

Turn right onto AG De Witt Drive (M37).

Continue a short distance and turn left onto Abelia Road in Primrose Hill (residential street).

Drive along Abelia Road.

Unit 49 Dunblane at 4 Abelia Road will be on your right in the Dunblane complex.

AUCTION DAY PROCESS



01 Arrive at the venue up to an hour prior to the Auction.



02 Sign the Bidder's Registration form and provide FICA documentation.



03 Obtain a Bidder's number card.

01

02

03



04 The highest bidder completes the Auction Sales Agreement.



AUCTION TIME!!!



05 Familiarize yourself with the Bidder's Information Pack.

06

05

04



06 A specified Deposit must be paid immediately into FIRZT's Trust account prior to leaving the auction.



07 The sale is subject to confirmation by the Seller within 3 business days.



08 Purchaser to provide guarantees to transferring attorneys within 21 business days.

07

08

09



09 The property is SOLD!

10

AUCTION RULES AND CONDITIONS

- All auctions comply with Section 45 of the Consumer Protection Act 6.8 of 2008 and governing regulations thereto.
- On registration, all bidders must supply their FICA documentation such as ID / passport, recent proof of residence as well as registration documents if bidding on behalf of a legal entity.
- If registering and bidding on behalf of a company, trust or CC, the bidder must further more present a resolution on behalf of the legal entity, authorizing the bidder to purchase(bid on) the property, which shall bind the bidder/ directors / trustees / members as personal surety for the fulfilment of the legal entity's obligations with regards to the transaction.
- If the bidder is signing in their personal capacity and they are marriedIn Community of Property, their spouse needs to be present as well to sign.
- All properties are sold with reserve (Minimum Net Selling Price).If no bid equals or exceeds the reserve, the property may be withdrawn from the Auction. The seller may in its discretion accept a bid lower than the reserve.
- The bid price excludes the Buyer's Premium (being 10% of the bid price + VAT), payable by the purchaser.
- The auctioneer or his proxy may bid on behalf of the seller/s or financial institution to protect their interests. However, once the reserve has been met, the auctioneer or his proxy shall desist from bidding.
- The Property shall be sold to the bidder of the highest accepted bid ("the highest bidder") subject to a 3(three) day Confirmation Period and the terms hereof.
- All properties are sold voetstoets("as it stands") and a Property Condition Report, also known as a Disclosure Document, is legally required to be signed off by both seller/s and purchaser/s. Neither FIRZT nor the seller/s has any duty or responsibility to affect any repairs to any property.
- All outstanding rates & taxes, levies, and the like, remain the responsibility of the seller/s until transfer.
- The highest bidder shall immediately sign the Auction Sales Agreement, which terms and conditions may not be altered in any way by the bidder.
- A property cannot be purchased subject to any condition, such as the sale of another property or obtaining finance.
- A down payment of 15% of the bid price is payable immediately at the Auction into the FIRZT Realty Trust Account.

EXAMPLE

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Bid Price:	1 000 000
Buyer's Premium (10% of Bid Price)	100 000
VAT of 15% on Buyer's Premium	<u>15 000</u>
Full Purchase Price:	1 115 000

The 15% Down Payment is made up as follows:

Buyer's Premium	100 000
VAT of 15% on Buyer's Premium	15 000
3.5% Deposit on the Bid Price	<u>35 000</u>
Down Payment	150 000

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- The purchaser's offer shall be open for acceptance by the seller until 6pm on the expiry of the 3rd (third) day of the Confirmation Period, during which period the offer cannot be withdrawn by the purchaser.
 - Should the seller reject the purchaser's offer, the down payment paid by the purchaser shall be refunded.
 - Should the seller accept the purchaser's offer, this shall constitute an Agreement of Sale and the deposit received by FIRZT shall be paid to the conveyancers. The balance of the Full Purchase Price shall be secured by a written guarantee from a registered bank or financial institution within 21 business days of the signature date of the Auction Sales Agreement.
 - Transfer duty is calculated on the Full Purchase Price
 - Further terms and conditions can be found under the Auctions tab on our website and in the Auction Sales Agreement. You may request a copy from our brokers or our offices.
 - **Please refer to our Rules of Auction page on our website for our full Rules of Auction.**

Frequently Asked Questions

Will I have to Pay for Outstanding Utilities on the Property?

No. All outstanding rates and taxes, water and electricity, and home owners association or sectional title levies (where applicable), must be paid up by the seller prior to transfer.

Can I get a Bond for Real Estate purchased on Auction?

Yes. However, auctions are non-suspensive transactions and as such your offer at an auction sale cannot be subject to your obtaining a bond. Should you wish to obtain a bond this is acceptable, however it is worth repeating that the sale cannot be subject to your obtaining finance. If, for any reason you are not granted a bond, or do not qualify for the amount to which you have bid, you will still be held liable and responsible to fulfill all your obligations in terms of the agreement signed at the auction.

How do I Register to Bid Online or Telephonically?

Click <https://www.firzt.co.za/register-to-bid-online/>
or email register@firzt.co.za for instructions.

Where can I find Auction Rules and T's & C's?

Click <https://www.firzt.co.za/online-and-telephonic-auction-ts-and-cs/>
and <https://www.firzt.co.za/auction-rules-and-terms-and-legal-conditions/>