

ECDC LIVE PROPERTY AUCTION

03 OCTOBER 2023 | 11H00
EAST LONDON GOLF CLUB

 www.in2assets.com

 0861 444 769

 bid@in2assets.com



INVEST PRO
PASSIONATE ABOUT PROPERTY



DISCLAIMER: Whilst all reasonable care has been taken to provide accurate information, neither In2assets Legal (Pty) Ltd 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 In2assets Legal (Pty) Ltd or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction can be viewed at www.in2assets.com or at Unit 503, 5th Floor, Strauss Daly Place, 41 Richefond Circle, Ridgeside Office Park, Umhlanga Ridge. Bidders must register to bid and provide original proof of identity and residence on registration.

IN2ASSETS AUCTIONS

PUBLIC AUCTIONS

HOW DOES IT WORK?

- Physical auctions provides an exciting live event to bidders and viewers alike
- To participate in this physical auction, all bidders will have to register and comply with all FICA regulations
- If you are unable to attend the auction, you may opt to bid via an online Zoom livestream
- You will be able to submit your bid with a wave of your hand which the Auctioneer will see
- Spectators are welcome to view the auction online

REGISTRATION REQUIREMENTS

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

1. SA Identity Document;
2. Utility bill addressed to your physical address (not older than 3 months);
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months.
5. Copy of Entity's FICA Documents
6. Vat Registration Certificate
7. Income Tax Reference Number and proof of marital status

We would like to offer you an opportunity to register prior to the auction in order to avoid the time-consuming registration process as we endeavour to make this process as hassle-free and efficient as possible. **Deadline to register for Digital Bidding is Thursday 28 September at 12h00**
Email us: registrations@in2assets.com

BANKING DETAILS

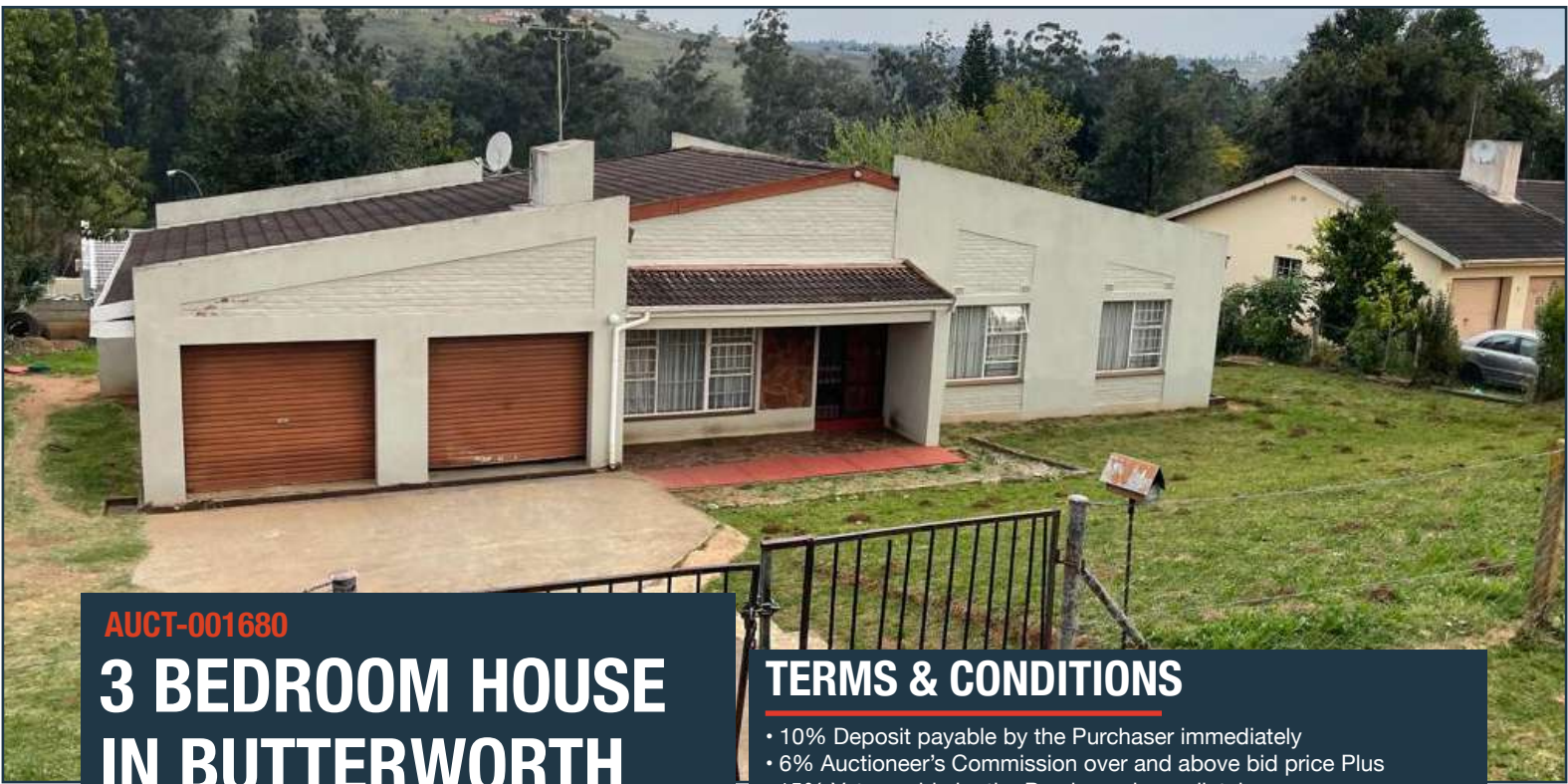
REGISTRATION FEE: R 25 000-00 (Refundable registration deposit - Strictly by EFT)

EFT Payments, our trust account banking details are as follows:

ACCOUNT NAME:	IN2ASSETS LEGAL (PTY) LTD
BANK:	NEDBANK LIMITED
ACCOUNT TYPE:	CURRENT ACCOUNT
BRANCH:	BUSINESS BANKING KZN
ACCOUNT NUMBER:	1098693795
BRANCH CODE:	198765



PROPERTIES IN BUTTERWORTH



AUCT-001680

3 BEDROOM HOUSE IN BUTTERWORTH

📍 12 Henley Street, Butterworth Ext 7

PROPERTY DESCRIPTION

Title Deed Description: Erf 1000
Butterworth Extension 7

Title Deed Number: T670/1992

Extent: ± 1 117 m²

PROPERTY FEATURES

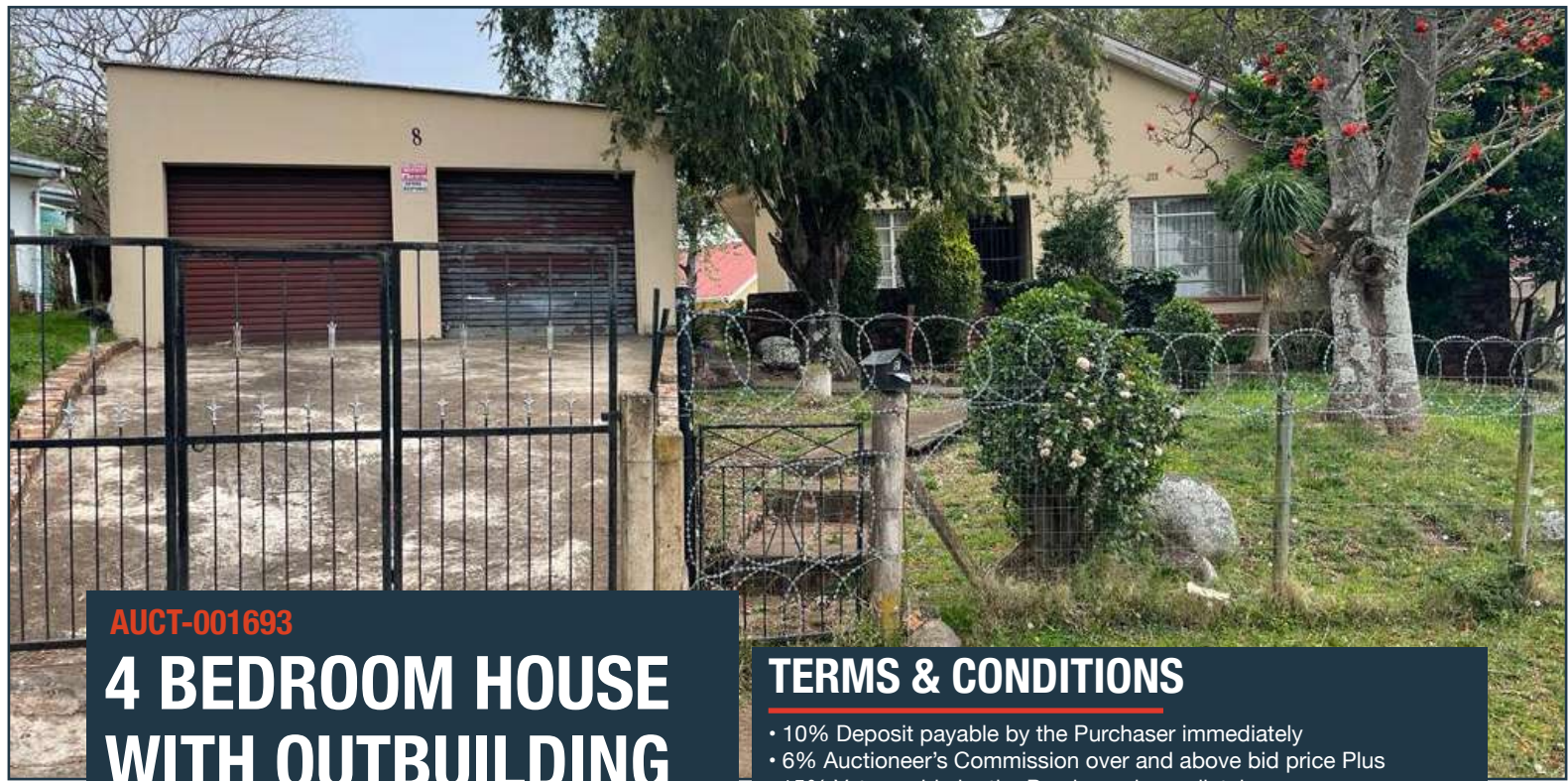
- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge, Dining room
- ✓ Kitchen
- ✓ Laundry
- ✓ Double garage
- ✓ 1 Bedroom flatlet

TERMS & CONDITIONS

- 10% Deposit payable by the Purchaser immediately
- 6% Auctioneer's Commission over and above bid price Plus 15% Vat payable by the Purchaser immediately
- Transfer Duty Payable
- Confirmation period – 20 November 2023
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Compliance Certificates if applicable will be for the PURCHASER'S account
- We are unable to obtain copies of the building plans for the property.
- Any costs pertaining to obtaining, passing and approval of the building plans will be solely for the PURCHASER'S account.
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- There are defects on the PROPERTY, and the PROPERTY is sold voetstoots.
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CONTACT INFORMATION

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AUCT-001693

4 BEDROOM HOUSE WITH OUTBUILDING

8 Restom Avenue, Butterworth Ext 6

PROPERTY DESCRIPTION

Title Deed Description: Erf 898 Butterworth Extension 6
Title Deed Number: T449/1991
Extent: ± 1 050 m²

PROPERTY FEATURES

- ✓ 4 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Kitchen
- ✓ Store room
- ✓ Double Garage
- ✓ Outbuilding

TERMS & CONDITIONS

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AUCT-001804

HOUSE ON HENLEY STREET

📍 4 Henley Street, Butterworth Ext 7

PROPERTY DESCRIPTION

Title Deed Description: Erf 1004
Butterworth Extension 7

Title Deed Number: T670/1992

Extent: ± 1 136 m²

PROPERTY FEATURES

- ✓ **Building 1: single level residential measuring ± 135m²**
- ✓ **Building 2: Double garage with two iron roll-up doors of ± 63m²**
- ✓ **Fully fenced**

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AUCT-001830

4 BEDROOM HOUSE WITH OUTBUILDING

📍 2 Stanford Crescent, Butterworth Ext 2

PROPERTY DESCRIPTION

Title Deed Description: Erf 34
Butterworth Extension 2**Title Deed Number:** T35224/1971**Extent:** ± 1 119 m²

PROPERTY FEATURES

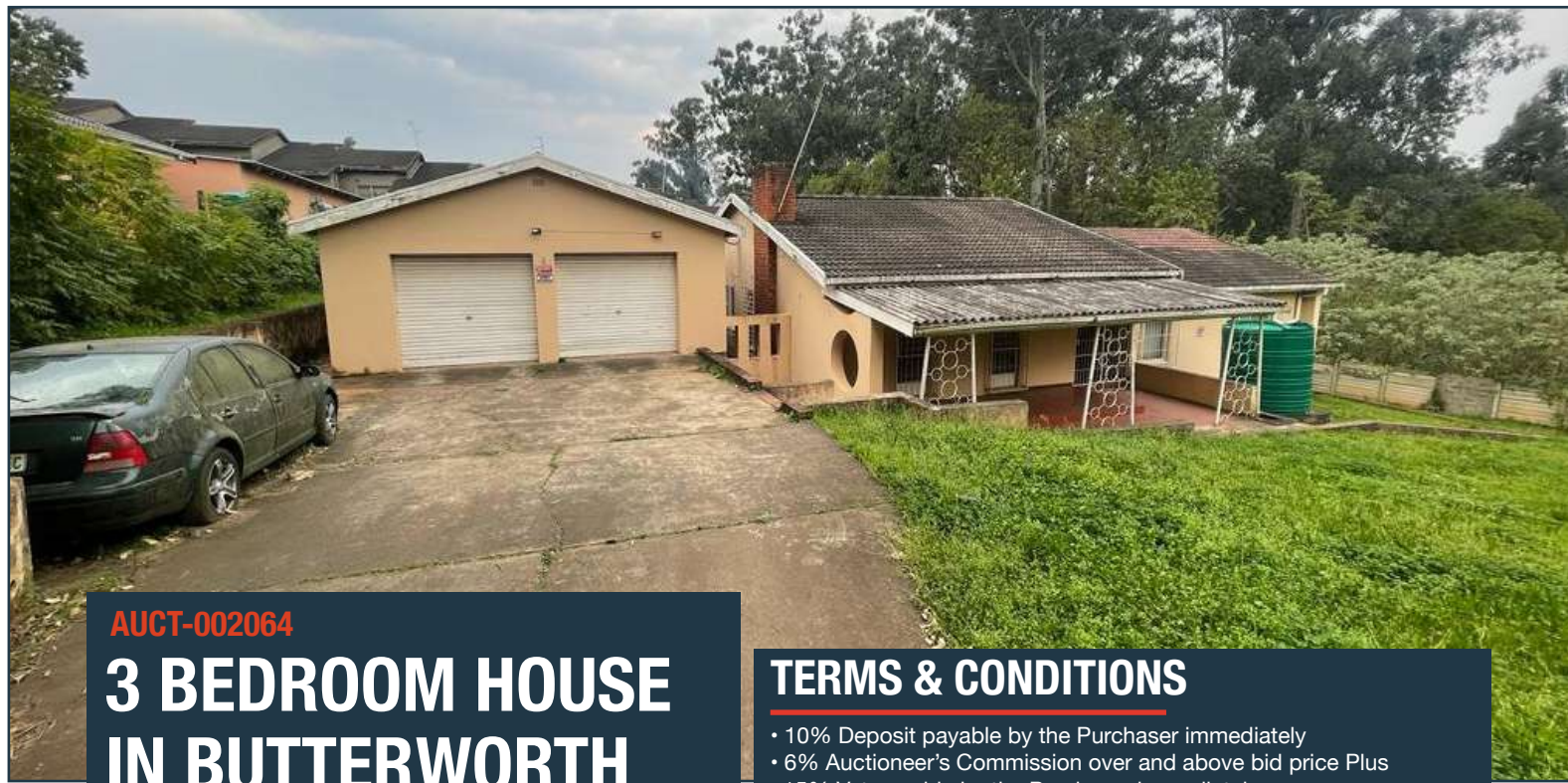
- ✓ 4 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Dining room
- ✓ Kitchen
- ✓ Garage
- ✓ Fully fenced

TERMS & CONDITIONS

- 10% Deposit payable by the Purchaser immediately
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AUCT-002064

3 BEDROOM HOUSE IN BUTTERWORTH

📍 4 Ruth Hall Crescent, Butterworth Ext 7

PROPERTY DESCRIPTION

Title Deed Description: Erf 1023
Butterworth Extension 7

Title Deed Number: T670/1992

Extent: ± 1 483 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Dining room
- ✓ Kitchen
- ✓ Outbuilding
- ✓ Double garage

TERMS & CONDITIONS

- 10% Deposit payable by the Purchaser immediately
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AUCT-002065

3 BEDROOM HOUSE WITH OUTBUILDING

6 Ries Street, Butterworth Ext 6

PROPERTY DESCRIPTION

Title Deed Description: Erf 868
Butterworth Extension 6
Title Deed Number: T449/1991
Extent: ± 1 050 m²

PROPERTY FEATURES

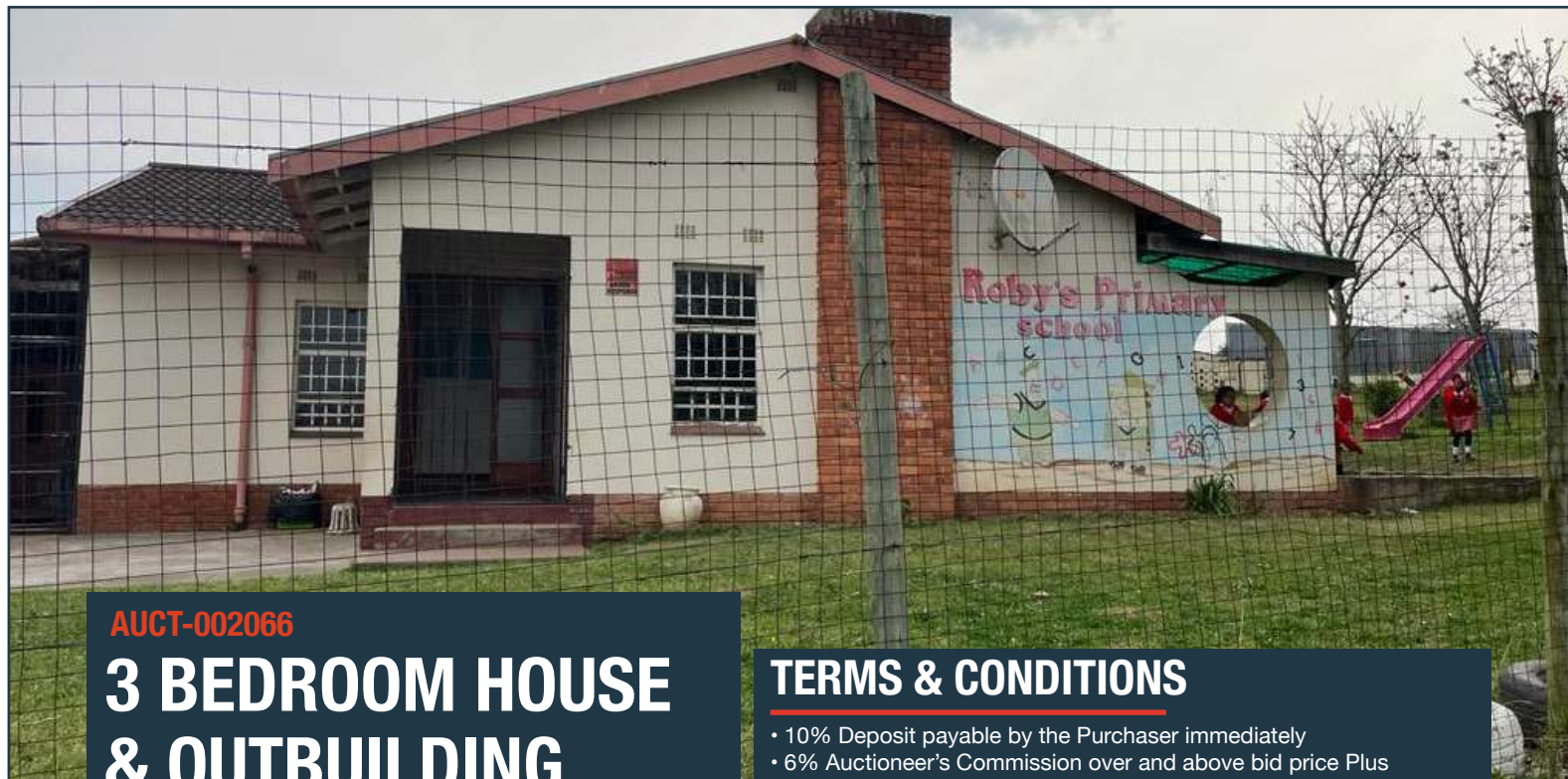
- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Dining Room
- ✓ Kitchen
- ✓ Double Garage
- ✓ Outbuilding

TERMS & CONDITIONS

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AUCT-002066

3 BEDROOM HOUSE & OUTBUILDING

9 Boundary Road, Butterworth Ext 7

PROPERTY DESCRIPTION

Title Deed Description: Erf 983 Butterworth Extension 7

Title Deed Number: T670/1992

Extent: ± 1 556 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Dining Room
- ✓ Kitchen
- ✓ Double Garage
- ✓ Outbuilding

TERMS & CONDITIONS

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AUCT-002067

3 BEDROOM HOUSE WITH OUTBUILDING

📍 10 Nogela Lane, Butterworth Ext 7

PROPERTY DESCRIPTION

Title Deed Description: Erf 9979 Butterworth Extension 7
Title Deed Number: TBC
Extent: ± 781 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Open plan lounge & dining room
- ✓ Kitchen
- ✓ Single Garage
- ✓ Outbuilding

TERMS & CONDITIONS

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AUCT-002068

3 BEDROOM HOUSE & GARAGE

📍 11 Acacia Street, Butterworth Ext 5

PROPERTY DESCRIPTION

Title Deed Description: Erf 734
Butterworth Extension 5**Title Deed Number:** T22711/1970**Extent:** ± 1 063 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Kitchen
- ✓ Outbuilding
- ✓ Garage

TERMS & CONDITIONS

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AUCT-002069

3 BEDROOM HOUSE WITH OUTBUILDING

📍 17 Henley Street, Butterworth Ext 7

PROPERTY DESCRIPTION

Title Deed Description: Erf 992
Butterworth Extension 7**Title Deed Number:** T670/1992**Extent:** ± 1 160 m²

PROPERTY FEATURES

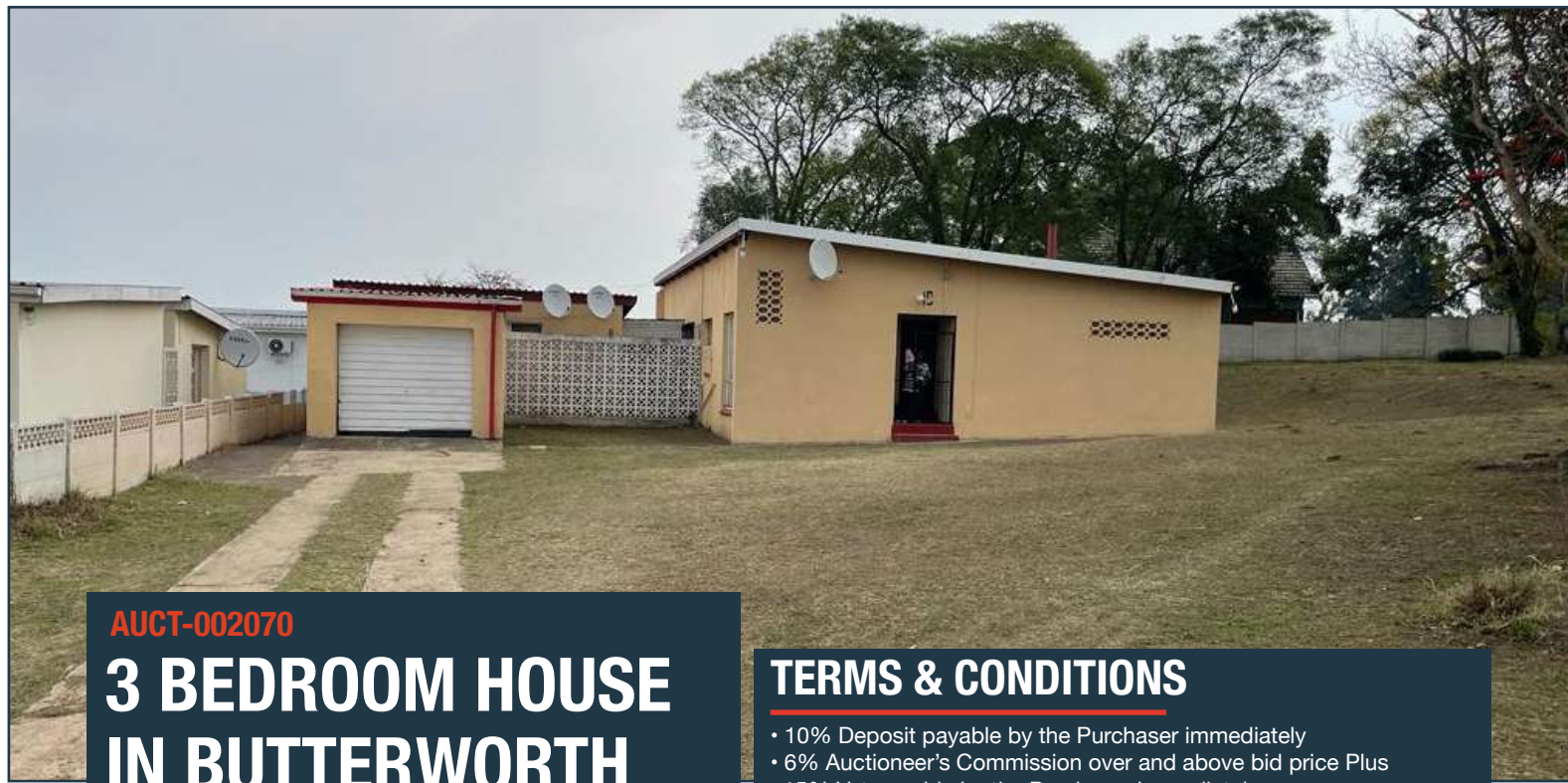
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- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Dining room
- ✓ Kitchen
- ✓ Double Garage
- ✓ Outbuilding

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AUCT-002070

3 BEDROOM HOUSE IN BUTTERWORTH

📍 19 Kiepersol Street, Butterworth Ext 5

PROPERTY DESCRIPTION

Title Deed Description: Erf 745
Butterworth Extension 5

Title Deed Number: T227711/1970

Extent: ± 1 176 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Dining room
- ✓ Kitchen
- ✓ Single Garage
- ✓ Outbuilding

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- Compliance Certificates if applicable will be for the PURCHASER'S account
- We are unable to obtain copies of the building plans for the property.
- Any costs pertaining to obtaining, passing and approval of the building plans will be solely for the PURCHASER'S account.
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AUCT-002071

3 BEDROOM HOUSE & GARAGE

📍 22 Xilinx Road, Butterworth Ext 7

PROPERTY DESCRIPTION

Title Deed Description: Erf 9947 Butterworth Extension 7
Title Deed Number: TBC
Extent: ± 844 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Dining Room
- ✓ Kitchen
- ✓ Single Garage

TERMS & CONDITIONS

- 10% Deposit payable by the Purchaser immediately
- 6% Auctioneer's Commission over and above bid price Plus 15% Vat payable by the Purchaser immediately
- Transfer Duty Payable
- Confirmation period – 20 November 2023
- 45 Day Guarantee Period
- Possession on Registration of Transfer
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AUCT-002072

3 BEDROOM HOUSE IN BUTTERWORTH

📍 25 Restom Avenue, Butterworth Ext 6

PROPERTY DESCRIPTION

Title Deed Description: Erf 852
Butterworth Extension 6
Title Deed Number: T449/1991
Extent: ± 1 018 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge, Kitchen
- ✓ Dining room
- ✓ Store room
- ✓ Garage
- ✓ Outbuilding

TERMS & CONDITIONS

- 10% Deposit payable by the Purchaser immediately
- 6% Auctioneer's Commission over and above bid price Plus 15% Vat payable by the Purchaser immediately
- Transfer Duty Payable
- Confirmation period – 20 November 2023
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AUCT-002073

3 BEDROOM HOUSE AND SINGLE GARAGE

📍 27 McClenaghan Str, Butterworth Ext 2

PROPERTY DESCRIPTION

Title Deed Description: Erf 70
Butterworth Extension 2**Title Deed Number:** T35223/1971**Extent:** ± 1 797 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 1 Bathroom
- ✓ Open plan lounge and dining room
- ✓ Kitchen
- ✓ Single Garage
- ✓ Outbuilding

TERMS & CONDITIONS

- 10% Deposit payable by the Purchaser immediately
- 6% Auctioneer's Commission over and above bid price Plus 15% Vat payable by the Purchaser immediately
- Transfer Duty Payable
- Confirmation period – 20 November 2023
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AUCT-002074

3 BEDROOM HOUSE WITH OUTBUILDING

35 Restom Avenue, Butterworth Ext 6

PROPERTY DESCRIPTION

Title Deed Description: Erf 857 Butterworth Extension 6
Title Deed Number: T449/1991
Extent: ± 1 199 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Dining Room
- ✓ Kitchen
- ✓ Single Garage
- ✓ Outbuilding

TERMS & CONDITIONS

- 10% Deposit payable by the Purchaser immediately
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AUCT-002075
3 BEDROOM HOUSE & GARAGE

📍 47 Fitzpatrick Drive, Butterworth Ext 2

PROPERTY DESCRIPTION
Title Deed Description: Erf 63 Butterworth Extension 2
Title Deed Number: T35223/1971
Extent: ± 1 676 m²

- PROPERTY FEATURES**
- ✓ 3 Bedrooms
 - ✓ 1 Bathroom
 - ✓ Lounge
 - ✓ Dining Room
 - ✓ Kitchen
 - ✓ Garage
 - ✓ Outbuilding

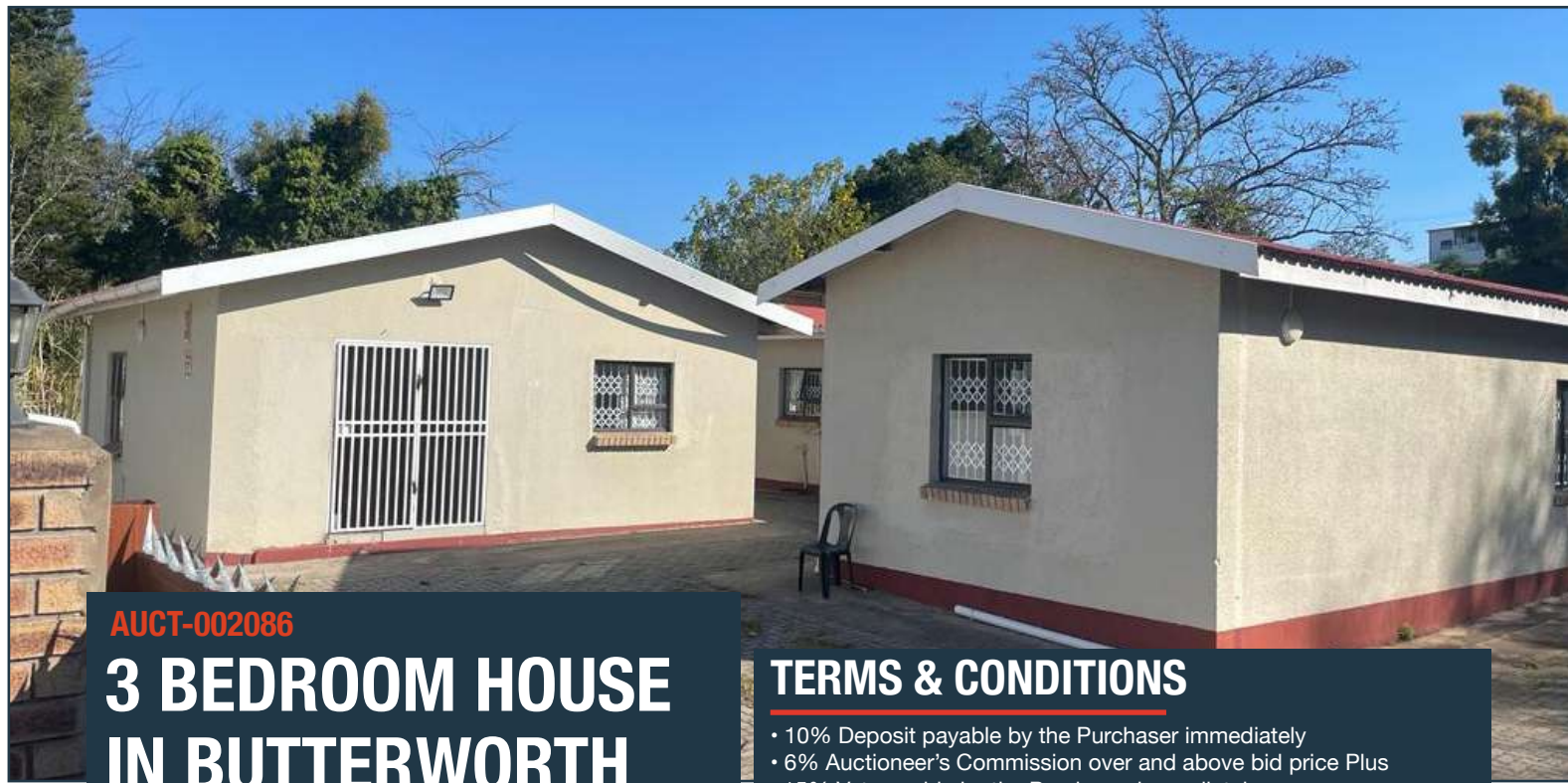
TERMS & CONDITIONS

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AUCT-002086

3 BEDROOM HOUSE IN BUTTERWORTH

3 Stanford Crescent, Butterworth Ext 2

PROPERTY DESCRIPTION

Title Deed Description: Erf 21
Butterworth Ext 2
Title Deed Number: T35224/1971
Extent: ± 1 332 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Dining room
- ✓ Kitchen
- ✓ Garage
- ✓ 1 Bedroom flatlet

TERMS & CONDITIONS

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2

PROPERTIES IN MTHATHA AND PHAKAMISA



AUCT-002080

3 BEDROOM HOUSE WITH OUTBUILDING

📍 11 Willow Drive, Fort Gale, Mthatha

PROPERTY DESCRIPTION

Title Deed Description: Erf 2404 Umtata Ext 8
Title Deed Number: T2084/2003
Extent: ± 1 240 m²

PROPERTY FEATURES

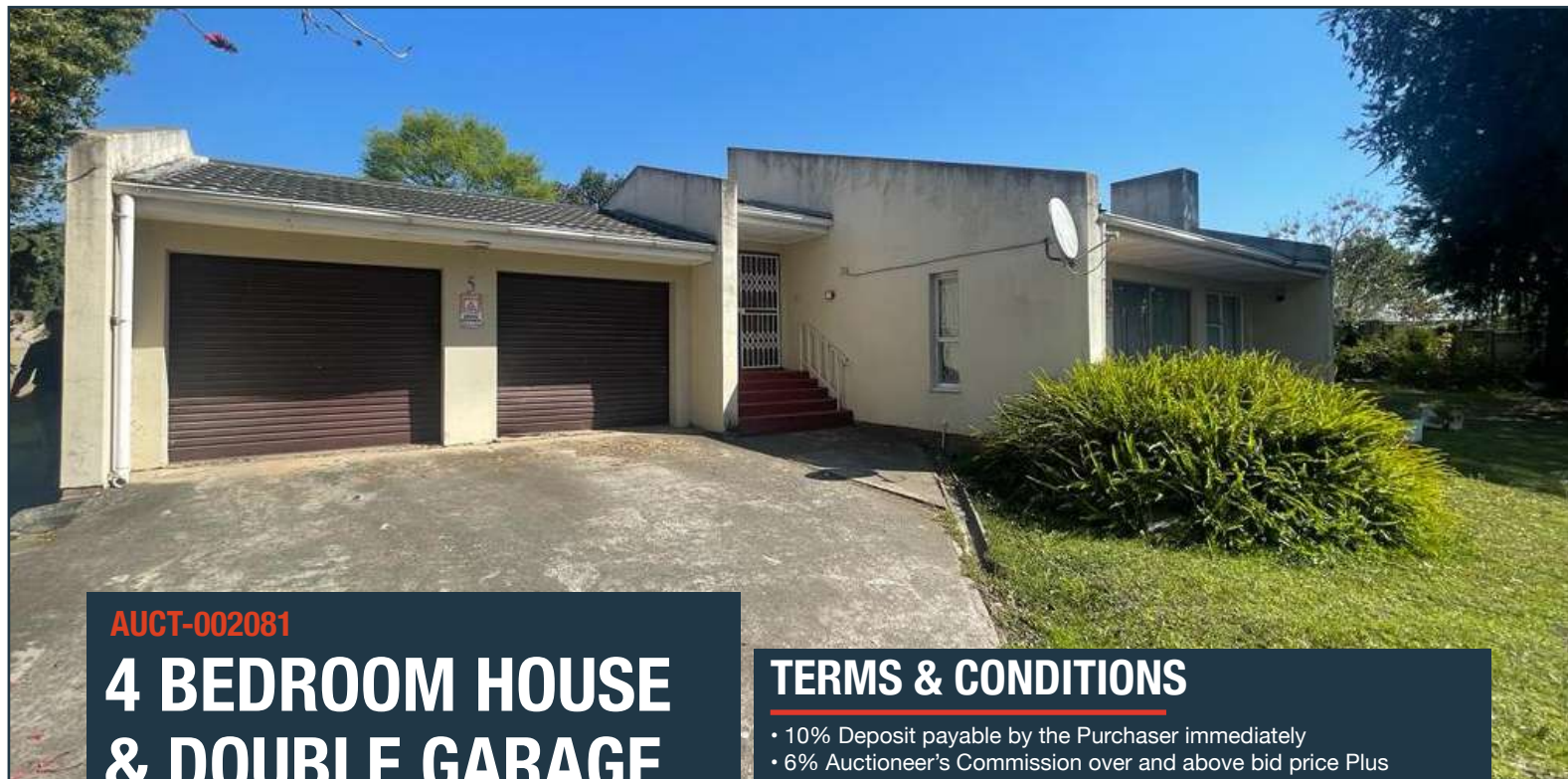
- ✓ 3 Bedrooms
- ✓ 1 Bathroom
- ✓ Lounge
- ✓ Dining Room
- ✓ Kitchen
- ✓ Single Garage
- ✓ Outbuilding

TERMS & CONDITIONS

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AUCT-002081

4 BEDROOM HOUSE & DOUBLE GARAGE

📍 5 Willow Drive, Fort Gale, Mthatha

PROPERTY DESCRIPTION

Title Deed Description: Erf 2401 Umtata Ext 8
Title Deed Number: T2084/2003
Extent: ± 1 380 m²

PROPERTY FEATURES

- ✓ 4 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge and dining room
- ✓ Kitchen
- ✓ Double Garage
- ✓ Outbuilding

TERMS & CONDITIONS

- 10% Deposit payable by the Purchaser immediately
- 6% Auctioneer's Commission over and above bid price Plus 15% Vat payable by the Purchaser immediately
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AUCT-002082

3 BEDROOM HOUSE WITH OUTBUILDING

📍 63 Willow Drive, Fort Gale, Mthatha

PROPERTY DESCRIPTION

Title Deed Description: Erf 2521 Umtata Ext 8

Title Deed Number: T2084/2003

Extent: ± 1 200 m²

PROPERTY FEATURES

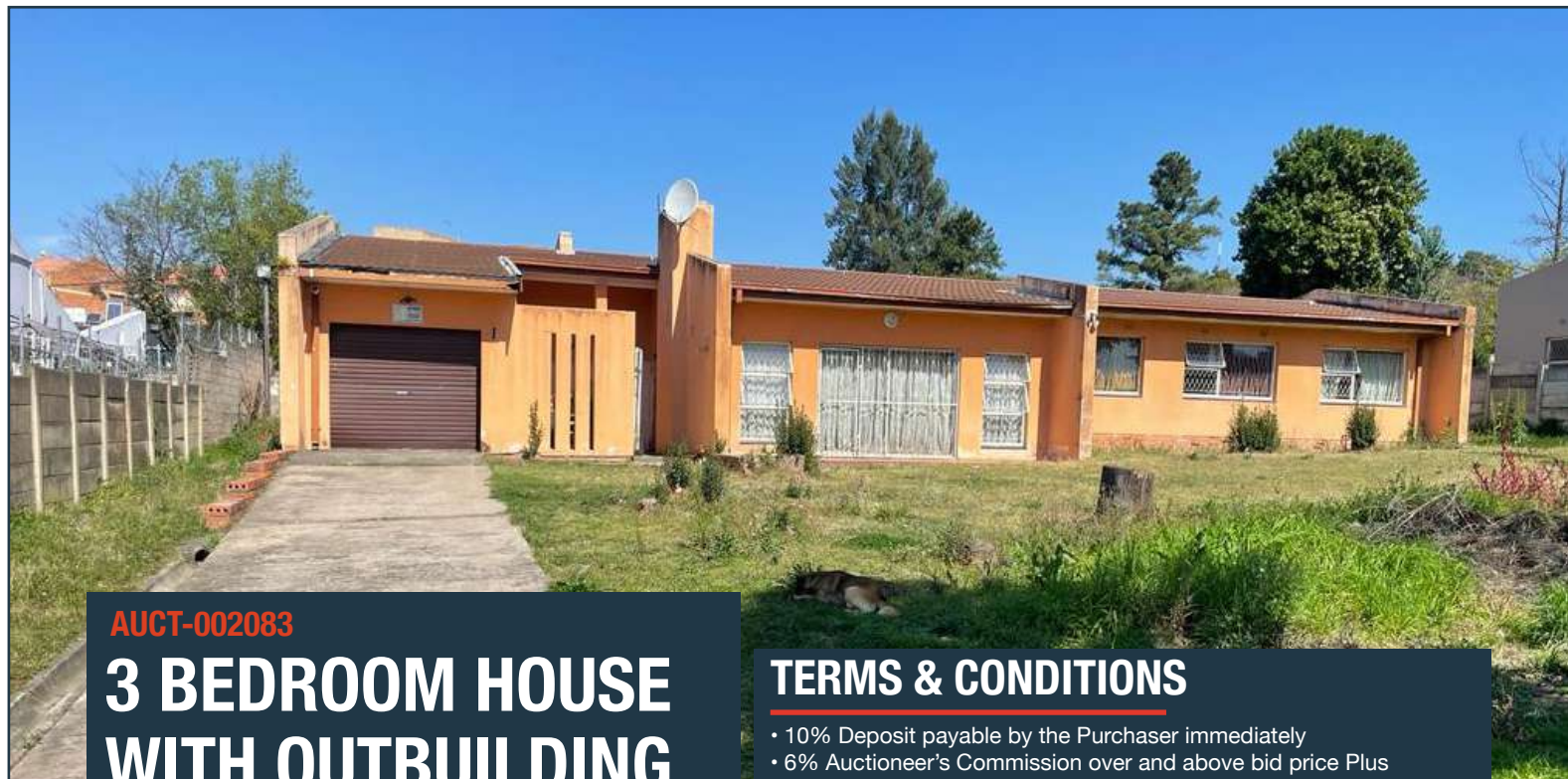
- ✓ 3 Bedrooms
- ✓ 1 Bathroom
- ✓ Lounge
- ✓ Dining Room
- ✓ Kitchen
- ✓ Single Garage
- ✓ Outbuilding

TERMS & CONDITIONS

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AUCT-002083

3 BEDROOM HOUSE WITH OUTBUILDING

📍 12 Bluegum Street, Fort Gale, Mthatha

PROPERTY DESCRIPTION

Title Deed Description: Erf 2410 Umtata Ext 8
Title Deed Number: T2084/2003
Extent: ± 1 200 m²

PROPERTY FEATURES

- ✓ **3 Bedrooms**
- ✓ **1 Bathroom**
- ✓ **Lounge and dining room**
- ✓ **Kitchen**
- ✓ **Single Garage**
- ✓ **Outbuilding/Flatlet**

TERMS & CONDITIONS

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AUCT-002084

4 BEDROOM HOUSE WITH OUTBUILDING

📍 14 Orchid Street, Fort Gale, Mthatha

PROPERTY DESCRIPTION

Title Deed Description: Erf 2473 Umtata Ext 8
Title Deed Number: T2084/2003
Extent: ± 1 454 m²

PROPERTY FEATURES

- ✓ 4 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Dining Room
- ✓ Kitchen
- ✓ Double Garage
- ✓ Outbuilding

TERMS & CONDITIONS

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- No access has been provided for the subject property. The property may be occupied by Occupants not authorized by the SELLER. The information pertaining to the property has been obtained from Valuation reports dated 2023. We are unable to confirm the accuracy in respect of the accommodation details as certain assumptions were made by the Valuer based on similar properties in the area.
- There are defects on the PROPERTY, and the PROPERTY is sold voetstoots.
- Neither the SELLER nor IN2ASSETS will be liable for any misrepresentation or discrepancies with the information provided.
- Each Buyer is limited to buy a maximum of 2 properties at this auction event.
- Buyers who have previously purchased and defaulted and currently in breach of any contract shall be prohibited to register or participate at this auction.
- Any Buyer either in his/her personal capacity or in his/her capacity as Director/Trustee/Shareholder or Member of a Legal Entity who are indebted to the Seller shall be compelled to settle all such outstanding debt to the Seller prior to date of registration of transfer of any property acquired at this auction.
- The Seller/Auctioneer reserves their rights to prohibit any Buyer from participating at this auction at their sole discretion.

CONTACT INFORMATION

Justin Price | 083 391 0215 | justin@investpro.co.za | Brad Taylor | 071 346 0159 | brad@investpro.co.za

AUCT-002087

3 BEDROOM HOUSE IN MTHATHA

📍 20 HD Mlonyeni Road, Mthatha

PROPERTY DESCRIPTION

Title Deed Description: Erf 6822
Umtata Ext 10
Title Deed Number: T331/2013
Extent: ± 950 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms
- ✓ Lounge
- ✓ Dining Room
- ✓ Kitchen
- ✓ Garage

TERMS & CONDITIONS

- 10% Deposit payable by the Purchaser immediately
- 6% Auctioneer's Commission over and above bid price Plus 15% Vat payable by the Purchaser immediately
- Transfer Duty Payable
- Confirmation period – 20 November 2023
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Compliance Certificates if applicable will be for the PURCHASER'S account
- We are unable to obtain copies of the building plans for the property.
- Any costs pertaining to obtaining, passing and approval of the building plans will be solely for the PURCHASER'S account.
- It is solely the responsibility of the PURCHASER to conduct his own Due Diligence in respect of the current occupants
- All responsibility to remove and/or evict the tenants will be solely for the PURCHASER'S Account.
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AUCT-002088

3 BEDROOM HOUSE & OUTBUILDING

📍 49 Sisson Street, Fort Gale, Umtata

PROPERTY DESCRIPTION

Title Deed Description: Erf 2395 Umtata Ext 8
Title Deed Number: T2084/2003
Extent: ± 1 200 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 1 Bathroom
- ✓ Lounge
- ✓ Dining Room
- ✓ Kitchen
- ✓ Garage
- ✓ Outbuilding

TERMS & CONDITIONS

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- 45 Day Guarantee Period
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AUCT-002085

3 BEDROOM HOME IN PHAKAMISA

📍 Erf 1937, Phakamisa A, Zwelitsha

PROPERTY DESCRIPTION

Title Deed Description: Erf 1937
Phakamisa A, Zwelitsha
Title Deed Number: TBC
Extent: ± 516 m²

PROPERTY FEATURES

- ✓ 3 Bedrooms
- ✓ 2 Bathrooms with main en-suite
- ✓ 2 Lounges (1 can be used as a study)
- ✓ Kitchen
- ✓ Dining room
- ✓ Single garage
- ✓ Fully walled

TERMS & CONDITIONS

- 10% Deposit payable by the Purchaser immediately
- 6% Auctioneer's Commission over and above bid price Plus 15% Vat payable by the Purchaser immediately
- Transfer Duty Payable
- Confirmation period – 20 November 2023
- 45 Day Guarantee Period
- Possession on Registration of Transfer
- Compliance Certificates if applicable will be for the PURCHASER'S account
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- All responsibility to remove and/or evict the tenants will be solely for the PURCHASER'S Account.
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CONTACT INFORMATION

Justin Price | 083 391 0215 | justin@investpro.co.za | **Brad Taylor** | 071 346 0159 | brad@investpro.co.za

HAVE YOU EVER CONSIDERED SELLING YOUR PROPERTY BY AUCTION?

CONTACT OUR SALES TEAM

DURBAN



Hein Hattingh

C: 083 639 0558
E: hhattingh@in2assets.com

DURBAN



Andrew Miller

C: 082 493 2362
E: amiller@in2assets.com

DURBAN



Rainer Stenzhorn

C: 082 321 1135
E: rstenzhorn@in2assets.com

DURBAN



Rowena Moodley

C: 083 565 7797
E: rmoodley@in2assets.com

DURBAN



Luke Hearn

C: 071 351 8138
E: lukeh@in2assets.com

DURBAN



Virend Deonarain

C: 071 383 1735
E: vdeonarain@in2assets.com

DURBAN



Muhammad Ali

C: 079 458 4256
E: alim@in2assets.com

DURBAN



Tom Hodgson

C: 083 636 7800
E: thodgson@in2assets.com

DURBAN



Manny Testa

C: 082 337 6256
E: manny@in2assets.com

KZN MIDLANDS



Alan Martin

C: 082 445 5048
E: alan@in2assets.com

PORT ELIZABETH



Vian Tee

C: 082 875 4527
E: info@in2assets.com

PORT ELIZABETH



Brad Dowlman

C: 073 757 9533
E: bdowlman@in2assets.com

JOHANNESBURG



Craig McLachlan

C: 082 780 2701
E: craig@in2assets.com

EAST LONDON



Brad Taylor

C: 071 346 0159
E: info@in2assets.com

EAST LONDON



Justin Price

C: 083 391 0215
E: info@in2assets.com

EAST LONDON



Dan Taylor

C: 082 893 1519
E: info@in2assets.com

EAST LONDON



Robin Knott

C: 084 622 0749
E: info@in2assets.com

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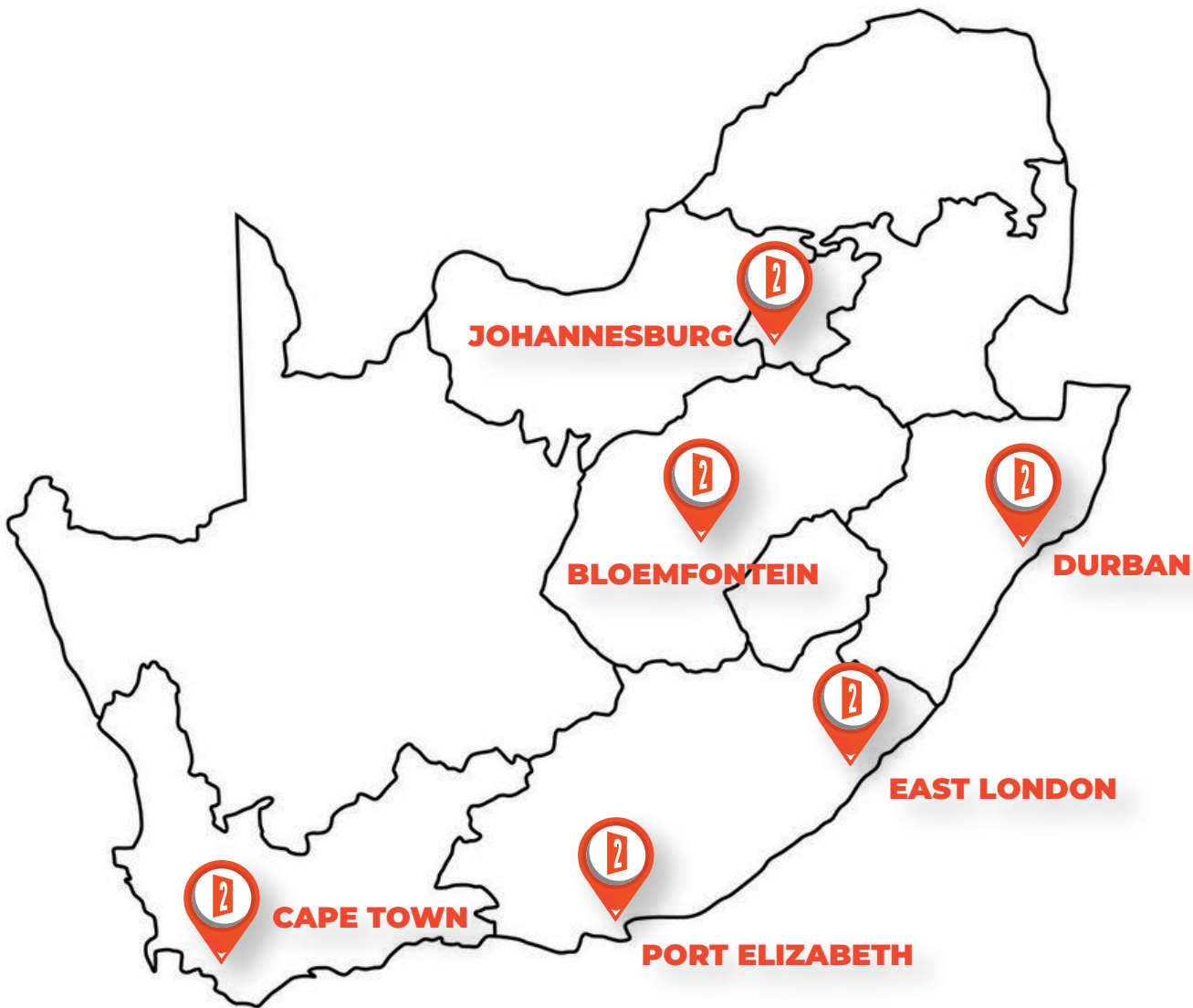
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1st Floor,
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Mohabeer Mungur
Street Floreal,
1733-08
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