

# VENDITOR

## AUCTIONEERS

199 Gordon Road, Queenswood | Tel: 012 403 8360  
info@venditor.co.za | www.venditor.co.za

### ON-SITE AUCTION – GERMISTON

**AUCTION DATE:**  
**THURSDAY, 23 JUNE 2022 @ 11AM**

**AUCTION ADDRESS:**  
**UNIT 75 MONTE VISTA | 35 MERCURIUS ROAD**  
**SUNNYROCK EXT 4 | GERMISTON**



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## LIGHTSTONE PROPERTY DETAILS

Property Details

<b>Property Type:</b>	SECTIONAL TITLE	<b>Legal Description:</b>	Sect 75 of plan 381/2006 known as MONTE VISTA Situating at RE of Erf 104 SUNNYROCK EXT 4 EKURHULENI METROPOLITAN MUNICIPALITY GAUTENG
<b>Province:</b>	GAUTENG	<b>Municipality:</b>	Ekurhuleni
<b>Township:</b>	SUNNYROCK EXT 4	<b>Portion #:</b>	0
<b>Erf #:</b>	104	<b>Sectional Title Unit #:</b>	75
<b>Sectional Title Name:</b>	SS MONTE VISTA(381/2006)	<b>Street:</b>	Libra ROAD
<b>Suburb:</b>	SUNNYROCK	<b>Last Sales Price:</b>	R 759 900
<b>Street #:</b>	1A	<b>Coordinates (Lat\ Long):</b>	<a href="#">Google Maps: -26.1699, 28.1694</a>   <a href="#">Street View</a>
<b>Last Sales Date:</b>	20080531	<b>SG Code:</b>	TOIR06450000010400000
<b>Unit Size:</b>	102 m <sup>2</sup>		
<b>Mother Erf Size:</b>	10156 m <sup>2</sup>		
<b>Estimate Size Under Roof:</b>	Not Available		

Owner Details i

Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
KREFELDER CC	199700844323	ST71071/2007		Not Available

Amenity	Type	Distance (km)
BP	FillingStation	0.34 km
Engen Bedfordview	FillingStation	0.37 km
Sasol North Reef	FillingStation	0.42 km
Life Healthcare Roseacres Hospital	Hospital/Clinic	0.32 km
Medical Centre - MediCross	Hospital/Clinic	0.76 km
Dr Julie Sinclair	Hospital/Clinic	2.01 km
South African Police Service - Primrose	PoliceStation	2.42 km
Edenvale	PoliceStation	3.15 km
South African Police Service - Bedfordview	PoliceStation	3.38 km
Lynn's Pre School	PrePrimarySchool	0.46 km
Sunnyridge Primary School	PrimarySchool	0.36 km
Totus Tuus Independent School	School	0.70 km
Meadowdale Mall	ShoppingCentre	0.89 km
Meadowdale Mall	ShoppingCentre	0.91 km
Meadowdale Mall	ShoppingCentre	1.19 km
World Harvest Theological College	TertiaryInstitution	1.99 km
Boston City Campus & Business College	TertiaryInstitution	3.26 km
Circle Way College	TertiaryInstitution	3.42 km

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### PROPERTY DETAILS

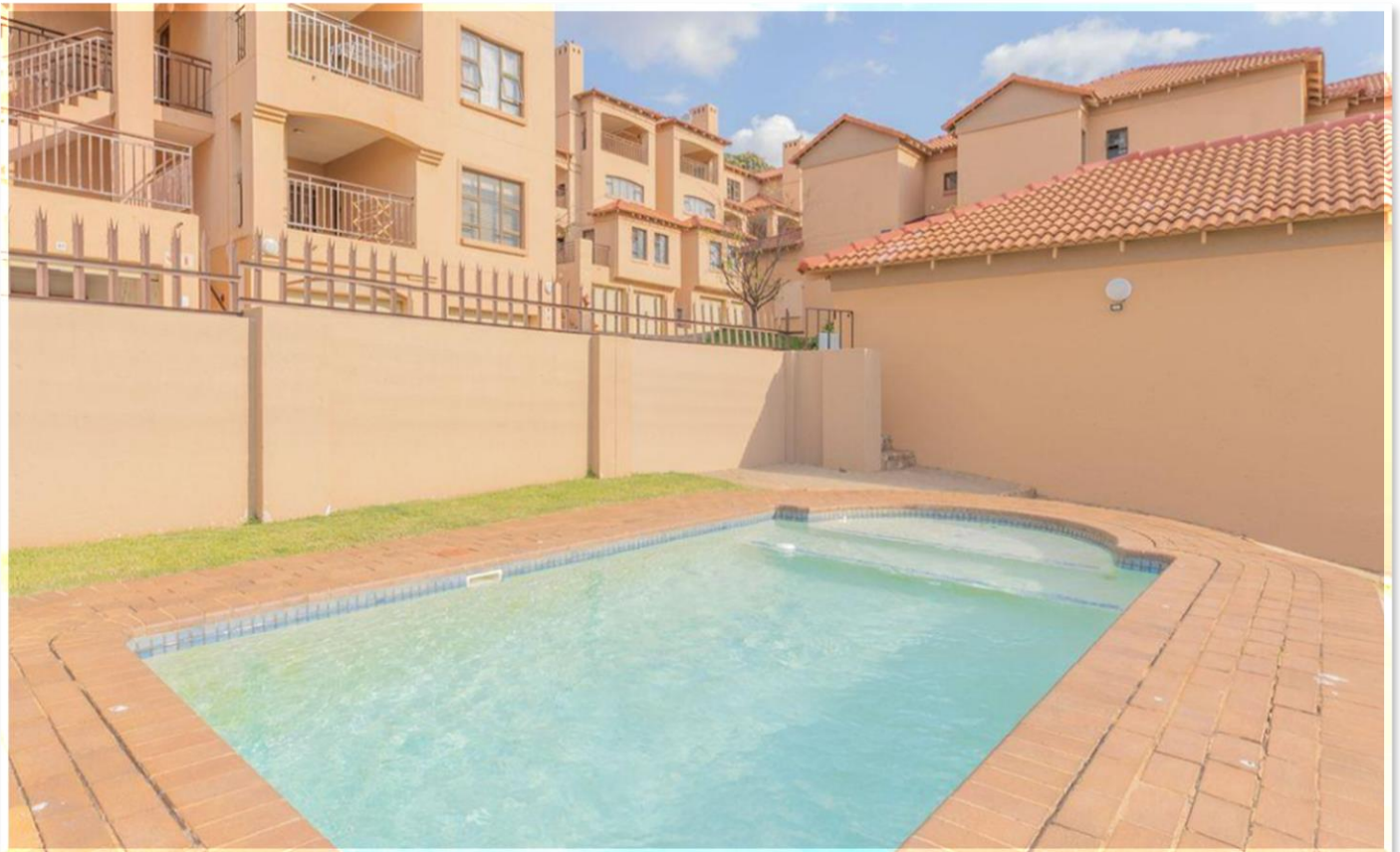
Venditor will be hosting the on-site auction of a neat and spacious 2 Bedroom unit situated in Sunnyrock, Germiston.

The unit also offers 2 Bathrooms, Spacious Kitchen, Open-plan Living Area, Balcony and a Single Garage.

The unit size is 102sqm.

Rates & Taxes per month: ± R 631.20

Levies per month: ±R 1 850.00



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## AUCTION TERMS AND CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required.
- 5% Deposit + 10% Buyers Commission payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots. Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

Kindly see below banking details for your records:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15213/Your name and surname

Proof of payment: [monique@venditor.co.za](mailto:monique@venditor.co.za)