

# **V**ENDITOR AUCTIONEERS

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

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## **ON-SITE AUCTION – ROODEPOORT**

**AUCTION DATE:**  
**WEDNESDAY, 6 JULY 2022 @ 11AM**

**AUCTION ADDRESS:**  
**130 FLEURHOF DALE | FEVER TREE STREET**  
**FLEURHOF | ROODEPOORT**



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## LIGHTSTONE PROPERTY DETAILS

Property Details				
Property Type:	SECTIONAL TITLE	Legal Description:	Sect 130 of plan 132/2014 known as FLEURHOF DALE Situated at Erf 1312 FLEURHOF EXT 5 CITY OF JOHANNESBURG GAUTENG	
Province:	GAUTENG	Municipality:	City of Johannesburg	
Township:	FLEURHOF EXT 5	Portion #:	0	
Erf #:	1312	Sectional Title Unit #:	130	
Sectional Title Name:	SS FLEURHOF DALE(132/2014)	Street:	Fever Tree STREET	
Suburb:	Fleurhof Ext 3 - 30	Last Sales Price:	R 271 300	
Street #:	23	Coordinates (Lat/ Long):	Google Maps: -26.1863, 27.9038   <a href="#">Street View</a>	
Last Sales Date:	20130825	SG Code:	T01Q01180000131200000	
Unit Size:	38 m <sup>2</sup>	Estimate Size Under Roof:	Not Available	
Mother Erf Size:	7145 m <sup>2</sup>			
Owner Details 				
Owner Name	ID / Registration Number	Title Deed No	Share	Marital Status
MDLALO KHANYA THAMSANQA	9011265282087	ST34379/2014		Not Available

Amenity	Type	Distance (km)
 BP Africa Flora Lake Service Centre	FillingStation	0.68 km
 BP	FillingStation	0.70 km
Total - Florida	FillingStation	0.73 km
 Westview Clinic	Hospital/Clinic	1.92 km
 Dr William Griffith	Hospital/Clinic	2.40 km
 Discoverers Health Clinic	Hospital/Clinic	2.46 km
 Police South African Police Service - Detective Services - Florida	PoliceStation	1.68 km
 South African Police Service - Florida	PoliceStation	1.91 km
 Police South African Police Service - Maraisburg	PoliceStation	3.38 km
 Mamamias Kids Club & Care Centre	PrePrimarySchool	1.20 km
 Boy Scouts of Sa Training Centre	School	0.57 km
 West Rand Driver Training School	School	0.87 km
 Constantia Centre	ShoppingCentre	0.87 km
 Florida Square	ShoppingCentre	1.63 km
 Florida Arcade	ShoppingCentre	1.66 km
 Gray Training	TertiaryInstitution	3.00 km
 UNISA	TertiaryInstitution	3.12 km
 UNISA - Florida Campus	TertiaryInstitution	3.25 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 Fleurhof, Roodepoort.

The unit also offers 1 Bathroom, Open-plan Living Area and Kitchen.

The unit size is 38sqm.

Levies per month: ±R 600.00 (*to be confirmed*)



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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: 15220/Your name and surname

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