



**VENDITOR**

AUCTIONEERS



**INSOLVENT ESTATE SALE**

**3 Bedroom Family Home**

**23 Sparrowhawk Street**

**Amberfield | Rooihuiskraal**

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**LIGHTSTONE REPORT**

**Property Details** SECTIONAL TITLE

**23 Sparrowhawk Street, Rooihuiskraal Noord Ext 18, Gauteng**

Sectional Title: SS AMBERFIELD 1654 (39/2004)

Estate: Amberfield Crest

Suburb: Amberfield

**LEGAL**

Sect 1 of plan 39/2004

known as "AMBERFIELD 1654"

Situated at Erf 1654

Town: "ROOIHUISKRAAL NOORD EXT 18"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

[Google maps](#) | [Street View](#)

**UNIT SIZE (REGISTERED)**

202 m<sup>2</sup>

**MOTHER ERF**

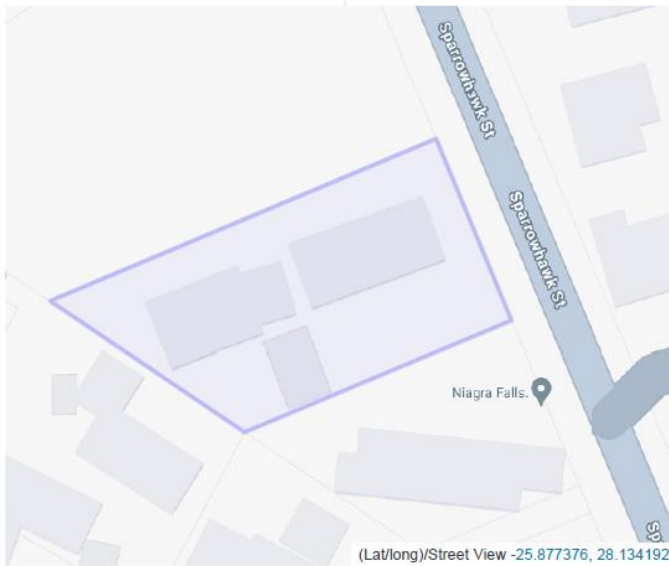
1283 m<sup>2</sup>

**LAST SALES PRICE**

R1 310 000

**LAST SALES DATE**

2006/08/21



**Amenities**



**FILLING STATION**

0.61 km  
Amberfield Service Station

0.89 km  
Sasol Rooihuiskraal

1.84 km  
Engen The Reeds Motors



**POLICE STATION**

No police stations in the proximity



**BUS STATION**

No bus stations in the proximity



**SHOPPING CENTRE**

0.88 km  
Raslouw Lifestyle Centre

1.83 km  
Stop 'n Shop Centre

1.96 km  
Wierda Centre



**HOSPITAL/CLINIC**

0.92 km  
Health Worx

0.97 km  
De Wet Marinda Kiniese

2.08 km  
Medi Park



**EDUCATION**

0.95 km  
Bundi Bos Kleuterskool

0.6 km  
Tytn Information Technologies

0.97 km  
Centurion Christian School



**PROPERTY DETAILS**



## PROPERTY DESCRIPTION

This property offers:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Lounge
- Dining Room
- Entrance Hall
- Laundry / Scullery
- Double Garage
- Built-in Braai
- Pool
- Stand size: 202m<sup>2</sup>

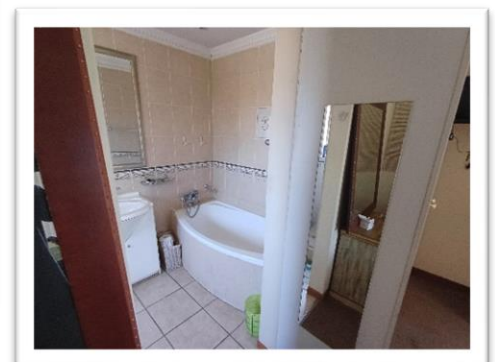
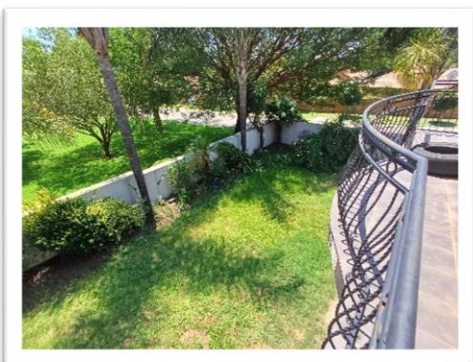


**Beautiful 3-bedroom, 2-bathroom home located in the highly desirable neighbourhood of Rooihuiskraal.**

Upon entering, you will be greeted by a spacious lounge, dining room, and entrance hall that radiate warmth and charm. The kitchen is perfect for whipping up delicious meals and includes a convenient laundry/ scullery area. The bedrooms are generously sized, offering plenty of space for relaxation and privacy. Outside you'll discover a stunning yard with a sparkling pool and built-in braai – perfect for hosting outdoor gatherings with loved ones. The double garage adds extra convenience for parking or storage.

This home truly has everything you could want – from the stylish design to the fantastic location.

Don't let this opportunity slip away to make this house your own and create lasting memories in this amazing space. Reach out to us today to schedule viewing!



The image features a black background with several abstract geometric shapes. A large grey shape on the left side is a parallelogram-like form with a rounded top-left corner. A red shape on the right side is a parallelogram-like form with a rounded top-right corner. At the bottom, there are several grey shapes, including a large inverted triangle and a smaller triangle to its left. The text 'TERMS & CONDITIONS' is positioned in the lower-left area of the page.

**TERMS & CONDITIONS**



- 10% Deposit and Buyers Commission payable upon signing of the agreement.
- The Seller is Not VAT registered.
- The Offer is subject to the acceptance of the seller.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots, “as is”.
- 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: 15523

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





# VENDITOR

AUCTIONEERS



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