



**VENDITOR**

AUCTIONEERS



**INSOLVENT ESTATE SALE**

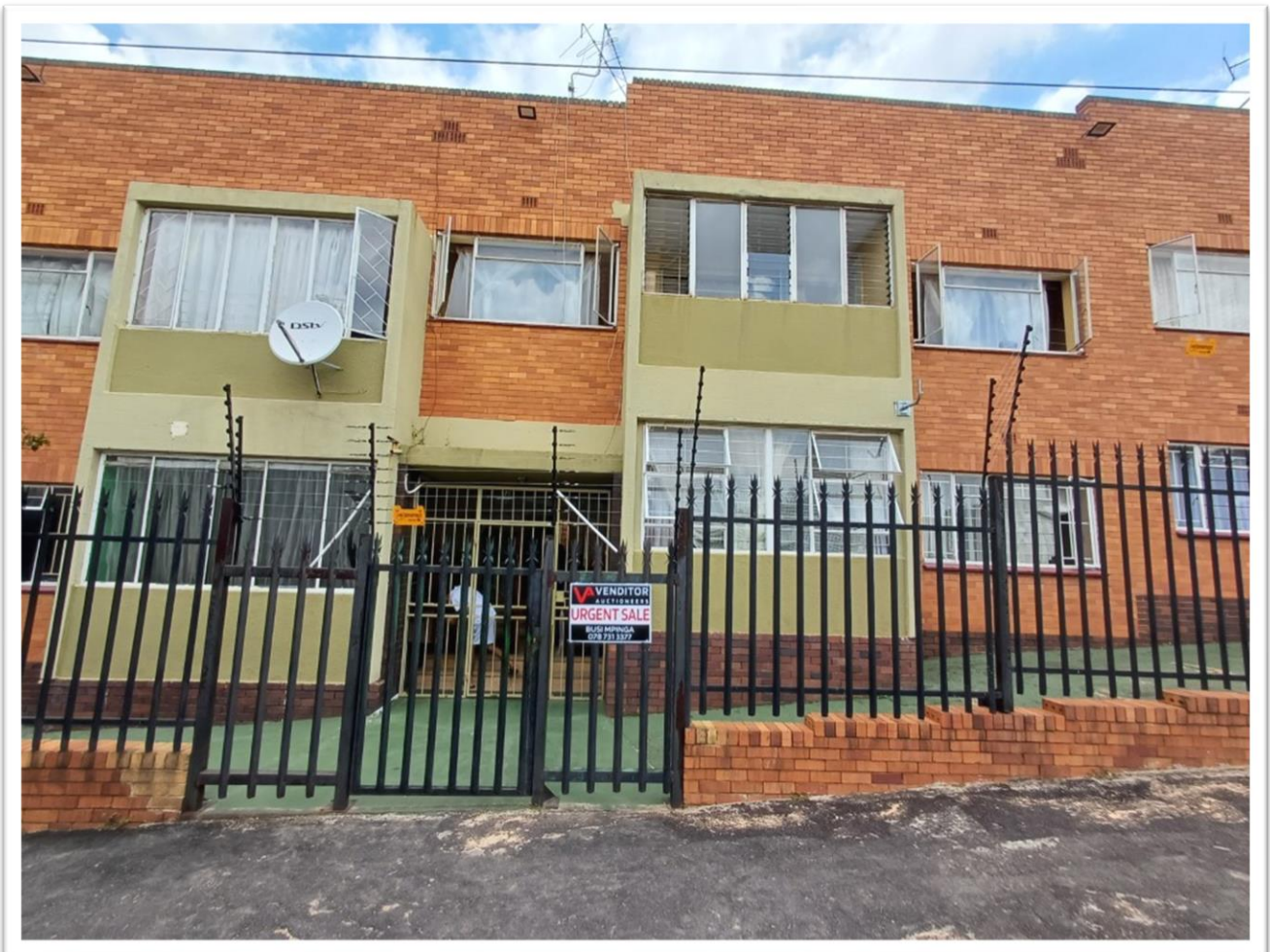
**2 Bedroom Unit**

**25 Marigold Road**

**Primrose | Germiston**

## INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8





**LIGHTSTONE REPORT**

## Property Details SECTIONAL TITLE

### 25 Marigold Road, Primrose, Gauteng

Sectional Title: SS SARIE COURT (23/1977)  
Suburb: Primrose

LEGAL  
Sect 2 of plan 23/1977  
known as "SARIE COURT"  
Sited at Erf 2607  
Town: "PRIMROSE"  
Mun: "CITY OF EKURHULENI METROPOLITAN MUNICIPALITY"  
Province: "GAUTENG"

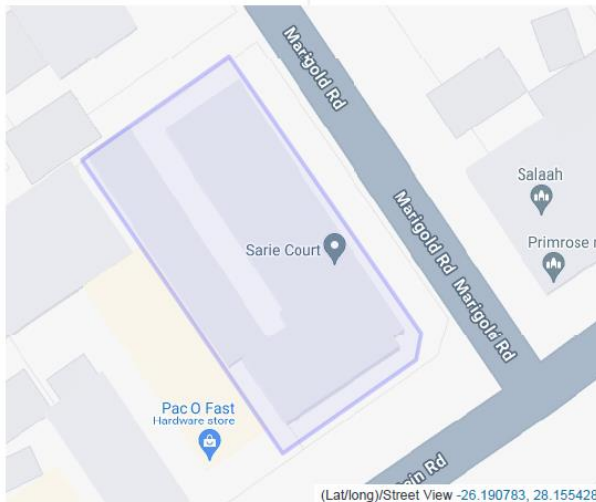
[Google maps](#) | [Street View](#)

UNIT SIZE (REGISTERED)  
67 m<sup>2</sup>

MOTHER ERF  
972 m<sup>2</sup>

LAST SALES PRICE  
R115 000

LAST SALES DATE  
2004/09/08



## Amenities



### FILLING STATION

0.29 km  
Ss

0.46 km  
Caltex SHAMROCK SERVICE STATION

0.59 km  
BP



### POLICE STATION

0.3 km  
South African Police Service Primrose  
Police Station

2.24 km  
South African Police Service Bedfordview  
Police Station

2.53 km  
South African Police Service



### BUS STATION

No bus stations in the proximity



### SHOPPING CENTRE

1.21 km  
Primrose Square

1.85 km  
Holsky Solutions

2.2 km  
Key West Shopping Centre



### HOSPITAL/CLINIC

0.27 km  
Medislilm & Beauty Institute Cc

0.83 km  
Fog Church Ministry

1.94 km  
Life Roseacres Clinic



### EDUCATION

0.38 km  
Naisar Kids Pre School and Day Care

0.41 km  
Happy World Daycare And Pre-School

0.45 km  
Cleverland Nursery School



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

This property offers:

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Lounge
- Sun Room
- Single Carport
- Stand size: 67m<sup>2</sup>

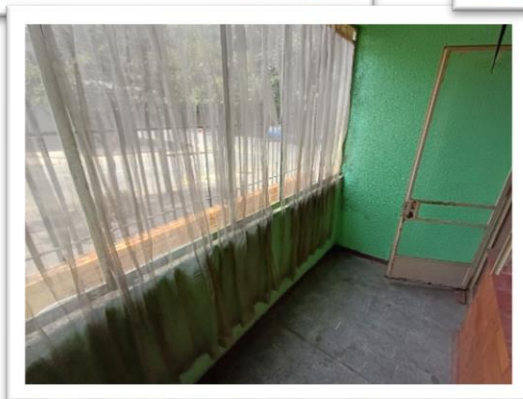


### Charming 2 bedroom in the heart of Primrose

This cosy 2-bedroom, 1 bathroom house is perfect for first-time homebuyers or those looking to downsize. Step inside and be greeted by a spacious lounge, ideal for relaxing with family and friends. Unwind in the sunroom, where you can soak up the natural light.

Outside a single carport awaits to keep your vehicle safe and sound.

Don't let the prime piece of real estate slip through your fingers! Schedule a viewing today before someone else snatches it up.



The background features several large, abstract geometric shapes. A grey shape on the left slopes downwards from the top-left. A red shape on the right slopes downwards from the top-right. At the bottom, there are more grey shapes, including a large upward-pointing chevron and a smaller downward-pointing triangle. The text 'TERMS & CONDITIONS' is centered in the lower-left area.

**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



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



[venditor.co.za](http://venditor.co.za)