



VENDITOR

AUCTIONEERS



DIVORCE ESTATE | ON-SITE AUCTION COMMERCIAL PROPERTY

AUCTION DATE:

THURSDAY, 18 APRIL 2024 @ 11AM

AUCTION ADDRESS:

43 LAFFNIE STREET, ERMELO

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The background is a solid dark gray. It features several large, abstract geometric shapes. In the top left, a dark gray chevron points downwards and to the right. In the top right, a red chevron points downwards and to the left. In the bottom right, a large dark gray chevron points upwards and to the right. The text 'LIGHTSTONE REPORT' is centered in the middle of the page.

LIGHTSTONE REPORT



Property Details

FREEHOLD

43 Laffrie Street, Ermelo, Mpumalanga

Suburb: Ermelo

LEGAL

Ptn 3

Erf 486

Town: "ERMELO"

Mun: "MSUKALIGWA LOCAL MUNICIPALITY"

Province: "MPUMALANGA"

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

LAND SIZE (REGISTERED)

1428 m²

LAND SIZE (CADASTRAL)

1425 m²

LAST SALES PRICE

R550 000

LAST SALES DATE

2008/09/07



Amenities



FILLING STATION

0.36 km

Engen Engen Pitstop Ermelo

0.45 km

BP

0.68 km

TotalEnergies River



POLICE STATION

0.47 km

Police South African Police Service - Ermelo - McDonald Street

0.59 km

South African Police Service - Ermelo

0.61 km

Police Station



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.51 km

Church Street Mall

1.03 km

Ellerines Centre

1.03 km

Game Shopping Centre



HOSPITAL/CLINIC

0.28 km

Ermelo Clinic

0.72 km

Dawid Redelinghuys Psychologist

0.95 km

Sesifuba Tb Hospital



EDUCATION

0.43 km

Summerfields Private School

0.71 km

Ermelo Primary School

0.4 km

Ark Christian School



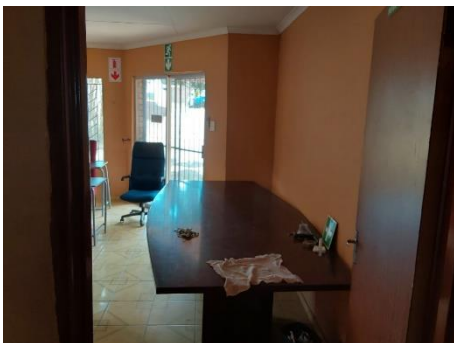
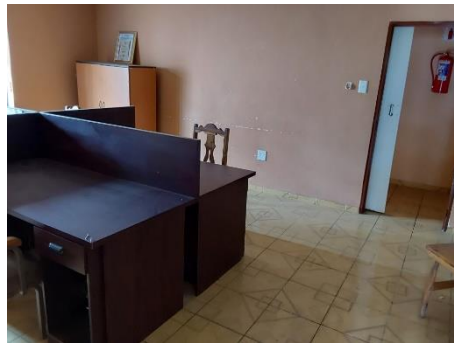
PROPERTY DETAILS

PROPERTY DESCRIPTION

This property consists of an office and a house:

Office:

- Reception Area
- 1st Open Office – previously used as a call centre
- 2nd Open Office – previously used as a training centre
- 4 x Offices with air conditioning
- Bathroom
- Kitchen
- Storeroom





TERMS & CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required.
- 5% Deposit + 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 – 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: 15419

Proof of payment: monique@venditor.co.za



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