



VENDITOR

AUCTIONEERS



3 BEDROOM APARTMENT IN SANDTON | ON-SITE AUCTION

AUCTION DATE:

WEDNESDAY, 24 APRIL'24 @ 11H00

AUCTION ADDRESS:

UNIT 12 THE REGENCY, 157 DAISY STR, STRATHAVON EXT 38

CONTACT:

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GUIDELINES FOR THE AUCTION

Auction Date: Wednesday, 24 April 2024 @11H00
Venue: Unit 12 The Regency, 157 Daisy Str, Strathavon Ext 38
Registration: Bidders can register at any time prior to auction. Identity and FICA documents are required in order to register – karen@venditor.co.za

BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS)

All potential buyers are required to pay a registration fee of R20 000 in order to bid at the auction. This amount can be paid by EFT into the Auctioneer's trust account.

Registration Fee: R20 000.00 (Refundable to unsuccessful bidders)
Buyers Premium: 10% (excl. VAT of the hammer price)
Deposit: 5% of the hammer price
Confirmation Period: 7 business days

The auctioneers have the right to regulate the bidding at the auction. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

A deposit of 5% and 10% Buyers Premium is payable on the fall of the hammer.
The deposit is payable by way of electronic transfer (EFT) into the Auctioneer's Trust account.

- 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: 15561 / Name & Surname

Proof of payment: karen@venditor.co.za



LIGHTSTONE REPORT



VENDOR

AUCTIONEERS



Property Details

SECTIONAL TITLE

157 Daisy Street, Strathavon Ext 38, Gauteng

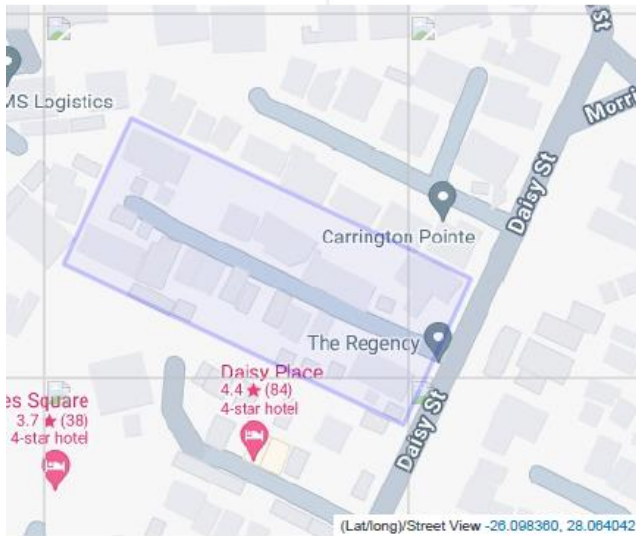
Sectional Title: SS THE REGENCY (993/1995)
Suburb: Strathavon

LEGAL
Sect 12 of plan 993/1995
known as "THE REGENCY"
Situated at Erf 254
Town: "STRATHAVON EXT 38"
Mun: "CITY OF JOHANNESBURG"
Province: "GAUTENG"

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

MOTHER ERF
8563 m²

LAST SALES DATE
2006/01/16



Amenities



FILLING STATION

- 0.31 km
Engen Sandownview Service Station S
- 0.46 km
BP Grayston Drive
- 0.92 km
Engen Sandton Gate Service Station



POLICE STATION

- 2.07 km
Sandton Police Station
- 2.99 km
Police South African Police Service - Alexandra
- 3.82 km
Business Againts Crime



BUS STATION

- 0.58 km
Gautrain Bus Stop - Rivonia Road - 23
- 0.69 km
Gautrain Bus Stop - Rivonia Road - 24
- 0.73 km
Gautrain Bus Stop - Rivonia Road - 3



SHOPPING CENTRE

- 0.35 km
Grayston Shopping Centre
- 0.6 km
Sandton City
- 0.6 km
Sandown Shopping Centre



HOSPITAL/CLINIC

- 0.24 km
Drs Eliot -Righele S & Partners
- 0.56 km
Dr D Shevel
- 0.66 km
Laser Lounge



EDUCATION

- 0.27 km
Grayston Preparatory School
- 0.41 km
Grayston Secondary School - Gillard Street
- 0.43 km
Grayston Secondary School - North Road



PROPERTY DETAILS

PROPERTY DESCRIPTION

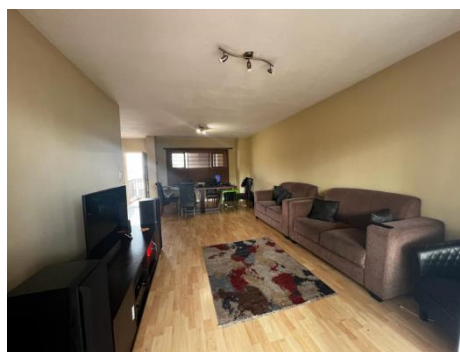
Tired of sitting in traffic? This 1st floor, stunning, modern, bright and sunny 3-bedroom apartment is perfectly located in the hub of Sandton with access to 3 Gautrain stations within 1km radius. Excellent investment opportunity too!

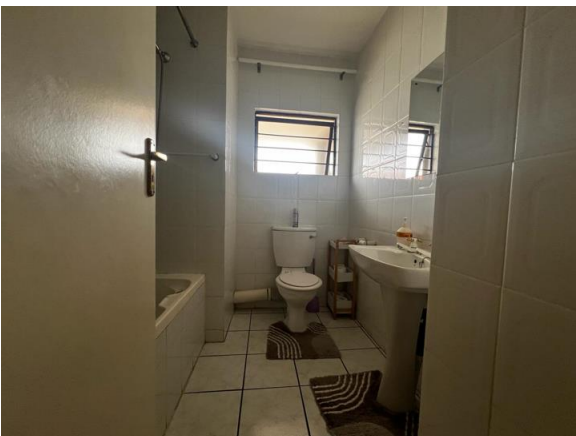
Offering spacious open plan lounge and dining room, large kitchen, beautiful sun-drenched bedrooms with laminate flooring, 2 bathrooms with full main en-suite, walk in dressing area and lots of cupboard space throughout the apartment. Peaceful and private tiled balcony to enjoy sundowners after a long day. Single automated garage and designated parking bay directly across from the unit as well as staff quarters and 24 hr security make this unit the perfect place to call home.

Property Features:

- 3 Bedrooms
- 2 Bathrooms
- 1 Open Plan Lounge / dining
- Kitchen
- 1 Automated Garage
- 1 Open parking
- 24hr security

- Unit Size: 153sqm







VENDITOR
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