



# VENDITOR

AUCTIONEERS



**AUCTION DATE:**

WEDNESDAY, 24 APRIL'24 @ 11H30AM

**AUCTION ADDRESS:**

UNIT 57 MALAGA, 118 DENNIS ROAD, ATHOLL GARDENS

**CONTACT:**

Karen Emmett | 083 632 4277 | karen@venditor.co.za

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## GUIDELINES FOR THE AUCTION

**Auction Date:** Wednesday, 24 April 2024 @11H30  
**Venue:** Unit 57 Malaga, 118 Dennis Road, Atholl Gardens  
**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: 15576 / Name & Surname

Proof of payment: karen@venditor.co.za

The background is black with 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. A large grey shape at the bottom forms a wide, inverted 'V' or mountain-like peak.

**LIGHTSTONE REPORT**

**Property Details** SECTIONAL TITLE

**118 Dennis Road, Atholl Gardens, Gauteng**

Sectional Title: SS MALAGA (18/1992)  
Suburb: Atholl Gardens

LEGAL  
Sect 57 of plan 18/1992  
known as "MALAGA"  
Situating at Ptn 1 [ATHOLL GARDENS  
1  
1]  
Erf 1  
Town: "ATHOLL GARDENS"  
Mun: "CITY OF JOHANNESBURG"  
Province: "GAUTENG"

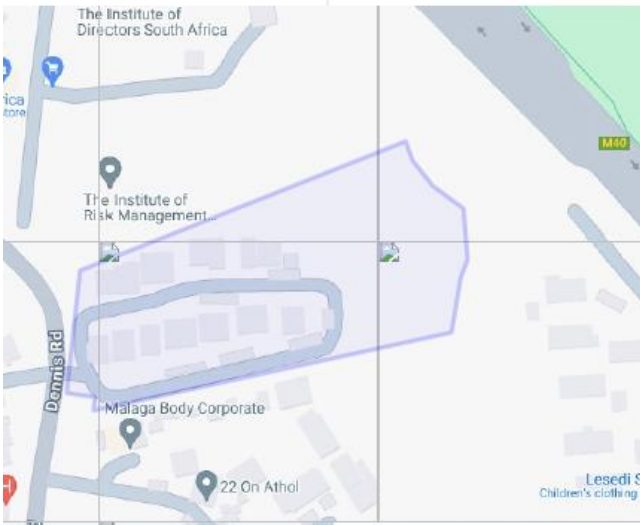
[Google maps](#) | [Street View](#)

UNIT SIZE (REGISTERED)  
**100 m<sup>2</sup>**

MOTHER ERF  
**15670 m<sup>2</sup>**

LAST SALES PRICE

LAST SALES DATE  
**2004/06/09**



**Amenities**



**FILLING STATION**

- 0.32 km**  
Engen Sandton Gate Service Station
- 0.68 km**  
Hydro Carbon Fuels
- 0.79 km**  
Northway Wynberg



**POLICE STATION**

- 1.82 km**  
Police South African Police Service - Alexandra
- 2.93 km**  
South African Police Service - Alexandra
- 2.96 km**  
Alexandra Police Station



**BUS STATION**

- 0.37 km**  
Gautrain Bus Stop - 131 Katherine Street
- 0.38 km**  
Gautrain Bus Stop - Katherine Street - 12
- 0.57 km**  
Gautrain Bus Stop - Katherine Street - 4



**SHOPPING CENTRE**

- 0.58 km**  
Atholl Square
- 0.63 km**  
Athol Square Shopping Centre
- 0.86 km**  
Grayston Shopping Centre



**HOSPITAL/CLINIC**

- 1 km**  
Drs Eliot -Righele S & Partners
- 1.1 km**  
Dr G Green
- 1.27 km**  
Panchoo Occupational



**EDUCATION**

- 0.78 km**  
Boitumelong Nursery School
- 0.76 km**  
Sandtonview Hostel
- 0.89 km**  
Kumon Maths And English



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

Location! Location! Location!!

This perfectly situated 2 bedroom 2<sup>nd</sup> floor unit is not only close to Sandton CBD, Melrose Arch and M1 highway but is also mere minutes away from the Gautrain Station. The complex itself is picture perfect and will leave you feeling like you are living at the coast with the well established treed gardens, sparkling pool and clubhouse.

Upon entering the unit you are drawn to the spacious open plan lounge and dining room with a Spanish balcony, kitchen with space for 2 appliances, and a single door fridge. The bedrooms are carpeted and bright and sunny with ample space. The tiled bathroom has both a shower and bath. One designated carport and loads of visitors parking as well as excellent 24hr security. A hidden gem waiting to be found.....

### Property Features:

- 2 Bedrooms
- 1 Bathroom
- 1 Open Plan Lounge / dining
- Kitchen
- 1 Carport
- Pool & Clubhouse in Complex
- 24hr security
  
- Unit Size: 100sqm





**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.**





# VENDITOR

AUCTIONEERS



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



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



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