



VENDITOR

AUCTIONEERS



2 Bedroom Unit

Unit 4 Lion Sands

13 Augrabies Street, Mooikloof
Ridge | Pretoria

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LIGHTSTONE REPORT

Property Details

SECTIONAL TITLE

13 Augrabies Street, Mooikloof Ridge, Gauteng

Sectional Title: SS LION SANDS (122/2004)

Estate: Mooikloof Ridge Estate

Suburb: Mooikloof Ridge

LEGAL

Sect 68 of plan 122/2004

known as "LION SANDS"

Situated at Erf 2

Town: "MOOIKLOOF RIDGE"

Mun: "KUNGWINI LOCAL MUNICIPALITY"

Province: "GAUTENG"

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

UNIT SIZE (REGISTERED)

83 m²

MOTHER ERF

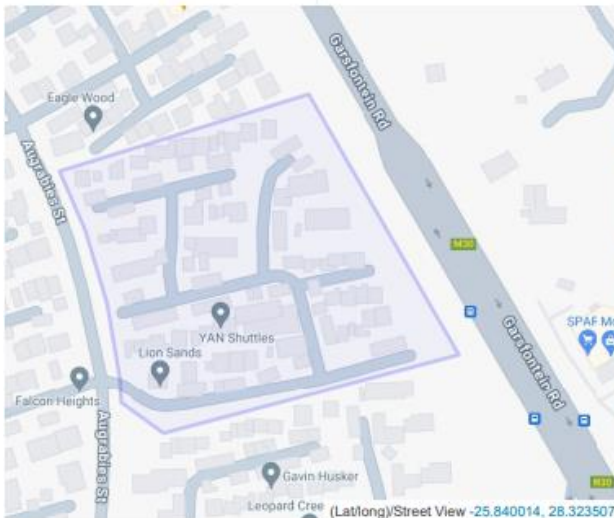
29055 m²

LAST SALES PRICE

R599 000

LAST SALES DATE

2020/05/21



Amenities



FILLING STATION

2.21 km
Sasol - Sasol Circle Center

3.63 km
Sasol St Bernard

4.24 km
TotalEnergies - Moreleta



POLICE STATION

No police stations in the proximity



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

1.89 km
Woodlands Boulevard Shopping Centre -
Garstfontein Road

2.09 km
Woodlands Boulevard Shopping Centre

2.2 km
Fusion 24 Lifestyle Centre



HOSPITAL/CLINIC

0.81 km
Bino Medicals

2.83 km
Netcare Pretoria East Hospital

2.9 km
Netcare Pretoria East Hospital



EDUCATION

0.84 km
Kiddies Academy Mooikloof

2.2 km
Pure Hope School

0.48 km
Mml Academic Tutors



PROPERTY DETAILS

PROPERTY DESCRIPTION

The unit is on the first floor and consists of the following:

- The kitchen with a wooden front door with a security gate, a tiled floor, downlighter lights, built-in cupboards, an electric stove and oven, a double sink, and a space for a washing machine.
- The lounge with a fully tiled floor with downlighters lights, and a sliding glass door with a security gate that leads to the balcony.
- The balcony is fully tiled.
- The main bedroom with a fully tiled floor, ceiling light, and built-in cupboards.
- 2nd Bedroom with a fully tiled floor, ceiling light, and built-in cupboards.
- The bathroom with fully tiled floors, ceiling light, a single wash basin, a normal bath, shower, and toilet.
- The complex is in a secured estate with 24-hour access control and 24-hour security guards. The unit has burglar bars in front of all the windows.

Land size: 83 m²

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

Any offers received will be submitted to the sellers for possible consideration



The background features several large, abstract geometric shapes. On the left, a dark gray shape descends from the top edge. On the right, a red shape descends from the top edge. At the bottom, there are two dark gray shapes: one on the left and one on the right, both pointing downwards. A red shape also descends from the top edge on the right side, overlapping the dark gray shape below it.

TERMS & CONDITIONS



- 10% Deposit 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: 15522

Proof of payment: properties@venditor.co.za



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