



# VENDITOR

AUCTIONEERS



## 2 Bedroom Unit

Unit 14 SS Lily 8256

6705 Tshepiso Street Olievenhoutbos Ext 36,  
Centurion



## INDEX

Lightstone Report	4
Property Details	6&7
Terms & Conditions	8



**LIGHTSTONE REPORT**

## PropertyDetails

## SECTIONAL TITLE

### 6705 Tshepiso Street, Olievenhoutbos Ext 36, Gauteng

Sectional Title: SS LILY 8256 (756/2016)

Suburb: Olievenhoutbos

#### LEGAL

Sect 14 of plan 756/2016

known as "LILY 8256"

Situated at Erf 8256

Town: "OLIEVENHOUTBOS EXT 36"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

#### UNIT SIZE (REGISTERED)

45 m<sup>2</sup>

#### MOTHER ERF

5369 m<sup>2</sup>

#### LAST SALE PRICE

R405 000

#### LAST SALE DATE

2016/02/09



## Amenities



#### FILLING STATION

0.43 km  
Pure Energy Technology

1.24 km  
Mgb Energy

1.79 km  
Monavoni Service Station



#### POLICE STATION

1.75 km  
South African Police Service -  
Olievenhoutbosch



#### BUS STATION

No bus stations in the proximity



#### SHOPPING CENTRE

0.31 km  
Nyama Galore Shopping Centre

0.93 km  
Nyama Galore Shopping Complex

2.16 km  
Mall@55 Shopping Centre



#### HOSPITAL/CLINIC

2.16 km  
Intercare Mall@55

2.19 km  
Malema J P Physiotherapy

2.42 km  
Badirammogo Old Age Foundation



#### EDUCATION

0.51 km  
Tshephang

0.41 km  
Bathabile Primary

0.6 km  
Seshegong Secondary School



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

The unit consists of the following:

### Ground floor unit

- Open plan lounge and kitchen
- The lounge with front door, tiled floor, ceiling light, and burglar bars in front of the window.
- The kitchen with a back door, tiled floor, ceiling light, built-in cupboards, electrical stove and oven, single-size sink, space for a washing machine, and
- burglar bars in front of the window.
- Main bedroom with tiled floor, ceiling light, built-in cupboards, and burglar bars in front of the window.
- 2nd Bedroom with tiled floor, ceiling light, built-in cupboards, and burglar bars in front of the window.
- The bathroom with tiled floor, ceiling light, a single washbasin, a normal bath, a toilet, and burglar bars in front of the window.
- The unit has an open single carport with a paved floor.

**Land size:** 45 m<sup>2</sup>



**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 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: 15544

Proof of payment: [properties@venditor.co.za](mailto:properties@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)