



VENDITOR

AUCTIONEERS



3 Bedroom Unit

Unit 33 Villa Rosso

Rooihuiskraal Noord Ext 41,

Amberfield | Gauteng

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LIGHTSTONE REPORT

Property Details SECTIONAL TITLE

Rooihuiskraal Noord Ext 41, Gauteng

Sectional Title: SS VILLA ROSSO (828/2016)

Suburb: Amberfield

LEGAL

Sect 33 of plan 828/2016

known as "VILLA ROSSO"

Situated at Erf 4827

Town: "ROOIHUISKRAAL NOORD EXT 41"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

UNIT SIZE (REGISTERED)

66 m²

MOTHER ERF

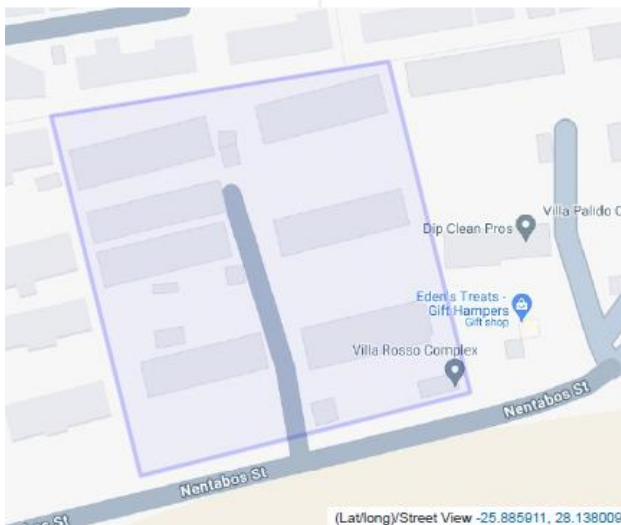
9010 m²

LAST SALES PRICE

R799 000

LAST SALES DATE

2015/08/12



Amenities



FILLING STATION

0.89 km

Engen The Reeds Motors

1.34 km

Amberfield Service Station

1.69 km

Sasol Rooihuiskraal



POLICE STATION

4.49 km

Police Vehicle Clearance Office - Centurion



BUSSTATION

No bus stations in the proximity



SHOPPING CENTRE

1.43 km

Panorama View Centre

1.74 km

Rooihuiskraal Centre

1.82 km

Raslouw Lifestyle Centre



HOSPITAL/CLINIC

1.07 km

Medi Park

1.55 km

De Wet Marinda Kiniese

1.81 km

Health Worx



EDUCATION

0.87 km

Bubble Bunnies Academy Daycare

0.95 km

Kiddies Corner Pre Primary School

1.02 km

Crescendo Teaching Online



PROPERTY DETAILS

PROPERTY DESCRIPTION

The property consists of the following:

- Open-plan kitchen and lounge
- Kitchen fully tiled floors, ceiling lights, built-in cupboards, double size sink, stove and wooden door with security gate
- Lounge fully tiled floors, ceiling lights, glass door leading to the patio
- Patio fully tiled floors, and ceiling lights
- Main bedroom with en-suite bathroom
- Bedroom fully tiled floors, ceiling lights, built-in cupboards
- En-suite fully tiled floors, ceiling lights, shower, toilet, and single wash basin
- 2nd Bedroom fully tiled floors, ceiling lights, and built-in cupboards
- 2nd Bathroom fully tiled floors, ceiling lights, a normal bath, a single wash basin, and a toilet
- 3rd Bedroom fully tiled floors, ceiling lights, and built-in cupboards
- Double carport

Unit size: 66 m²

Rates: R687.53

Levies: R1 497.00

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 more complex shapes, including a large dark gray one and a red one, along with smaller dark gray shapes. The text 'TERMS & CONDITIONS' is centered in the lower-left area.

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: 15574

Proof of payment: properties@venditor.co.za



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