



# VENDITOR

AUCTIONEERS



## 1 Bed Unit

Door 624 Spruitsig Park

420 Leyds Street, Sunnyside | PTA



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**LIGHTSTONE REPORT**

**Property Details** SECTIONAL TITLE

**420 Leyds Street, Sunnyside (Pta), Gauteng**

Sectional Title: SS SPRUITSIG PARK (207/1993)  
 Suburb: Sunnyside

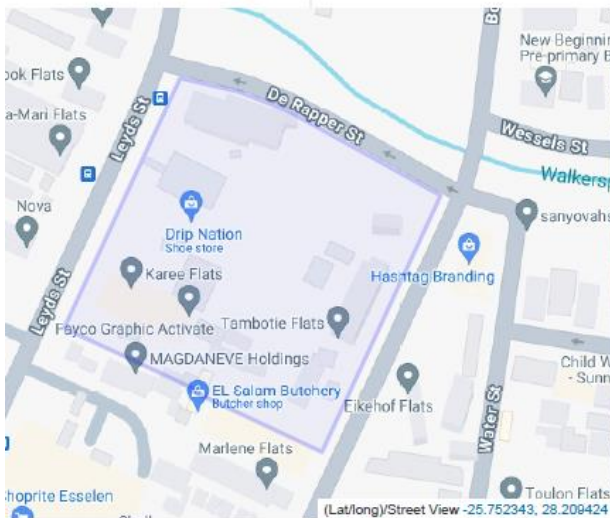
LEGAL  
 Sect 249 of plan 207/1993  
 known as "SPRUITSIG PARK"  
 Situated at Ptn 5 [SUNNYSIDE (PTA)]  
 1201  
 5]  
 Erf 1201  
 Town: "SUNNYSIDE (PTA)"  
 Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"  
 Province: "GAUTE"  
[Google maps](#) | [Street View](#)

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

MOTHER ERF  
**19236 m<sup>2</sup>**

LAST SALES PRICE  
**R190 000**

LAST SALES DATE  
**2012/08/21**



**Amenities**



**FILLING STATION**

- 0.15 km**  
Sunnyview Motors
- 0.44 km**  
R M L And Associates Fuel And Energy Ltd
- 0.46 km**  
BP Twin Palms



**POLICE STATION**

- 0.3 km**  
South African Police Service - Sunnyside
- 0.35 km**  
Sunnyside Police Station
- 0.41 km**  
Sunnyside Police Station



**BUS STATION**

No bus stations in the proximity



**SHOPPING CENTRE**

- 0.46 km**  
Arcadia Park Shopping Centre
- 0.62 km**  
Pavilion
- 0.63 km**  
Sunnypark Shopping Centre



**HOSPITAL/CLINIC**

- 0.25 km**  
Green + Cross Clinic
- 0.35 km**  
Dr Smit & Bezuidenhout
- 0.35 km**  
Dr Fa Booyse



**EDUCATION**

- 0.63 km**  
Sunnyside Primary School
- 0.89 km**  
Letshego Primary School
- 0.34 km**  
Pretoria Technical High School



**PROPERTY DETAILS**

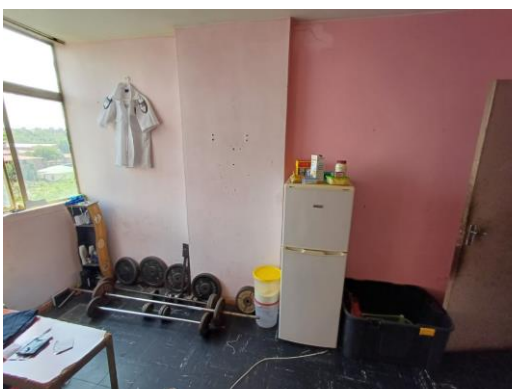


## PROPERTY DESCRIPTION

The property consists of the following:

- Open plan lounge and dining room divided into two rooms
- 1st & 2nd rooms fully tiled floors, and ceiling lights
- Kitchen fully tiled floors, ceiling lights, built-in cupboards, single-size sink
- Bathroom fully tiles floors, ceiling lights, single wash basin, normal bath, and toilet
- 1x Bedroom with fully tiled floors
- Single garage

Land size: 59 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 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 middle of the page.

**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: 15505

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





**VENDITOR**  
AUCTIONEERS



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