



# VENDITOR

AUCTIONEERS



## 1½ Bedroom Unit

### Door 304 Unison

### 465 Spuy Street, Sunnyside | PTA



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**LIGHTSTONE REPORT**

## Property Details

## SECTIONAL TITLE

### 465 Spuy Street, Sunnyside (Pta), Gauteng

Sectional Title: SS UNISON (72/1980)

Suburb: Sunnyside

#### LEGAL

Sect 34 of plan 72/1980

known as "UNISON"

Situated at Erf 1202

Town: "SUNNYSIDE (PTA)"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

#### UNIT SIZE (REGISTERED)

77 m<sup>2</sup>

#### MOTHER ERF

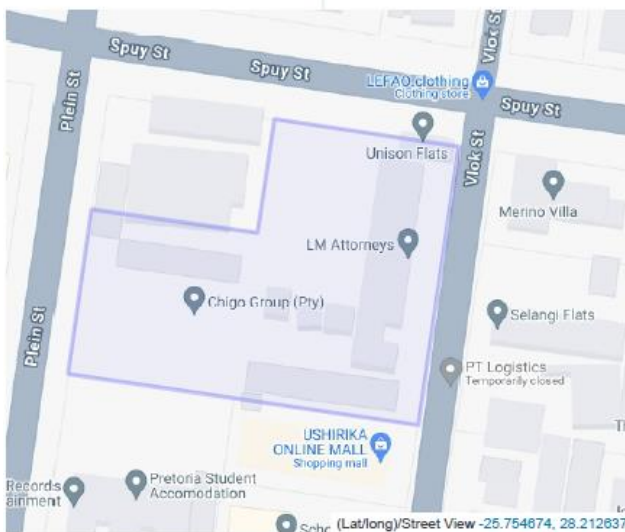
5139 m<sup>2</sup>

#### LAST SALES PRICE

R450 000

#### LAST SALES DATE

2013/06/05



## Amenities



#### FILLING STATION

0.39 km  
Sunnyview Motors

0.67 km  
Engen Millenium Walker

0.75 km  
BP Twin Palms



#### POLICE STATION

0.51 km  
South African Police Service - Sunnyside

0.55 km  
Sunnyside Police Station

0.77 km  
Sunnyside Police Station



#### BUS STATION

No bus stations in the proximity



#### SHOPPING CENTRE

0.34 km  
Mid City Square

0.61 km  
Arcadia Park Shopping Centre

0.76 km  
Uni Park Shopping Centre



#### HOSPITAL/CLINIC

0.42 km  
Dr Smit & Bezuidenhout

0.42 km  
Dr Fa Booyse

0.42 km  
Dr K Verschave



#### EDUCATION

0.54 km  
Pretoria Technical High School

0.54 km  
Capital Tutorial Secondary School

0.7 km  
Afrikaanse Hoër Meisies Skool - Jorissen Street



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

### This property consists of the following:

- Open plan lounge and dining room with and single wooden front door with security gate, wooden floors, ceiling fan/light, joined by sunroom/half-bedroom.
- Kitchen with a tiled floor, built-in cupboards, a ceiling light, an electrical stove and oven, and a single-size sink.
- The bathroom with a fully tiled floor, ceiling light, a normal bath, a toilet, a single wash basin, and a washing machine point.
- The main bedroom with a wooden floor, a ceiling fan/light, and built-in cupboards, and is joined by a sunroom/half bedroom.
- The sunroom/half-bedroom with a wooden floor, and ceiling fan/light.

**Unit size:** 77 m<sup>2</sup>

**Rates:** R561.33

**Levies:** R1 894.10



**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: 15509

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





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AUCTIONEERS



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za