



# VENDITOR

AUCTIONEERS



## 2 Bedroom Unit

69 MORELETA VISTA | 700

RUBENSTEIN DRIVE

MORELETA PARK | PRETORIA



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**LIGHTSTONE REPORT**

## Property Details

SECTIONAL TITLE

**700 Rubenstein Drive, Moreletapark Ext 2, Gauteng**

Sectional Title: SS MORELETA VISTA (53/1994)  
Suburb: Moreleta Park

LEGAL  
Sect 69 of plan 53/1994  
known as "MORELETA VISTA"  
Situating at Erf 823  
Town: "MORELETAPARK EXT 2"  
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"  
Province: "GAUTENG"

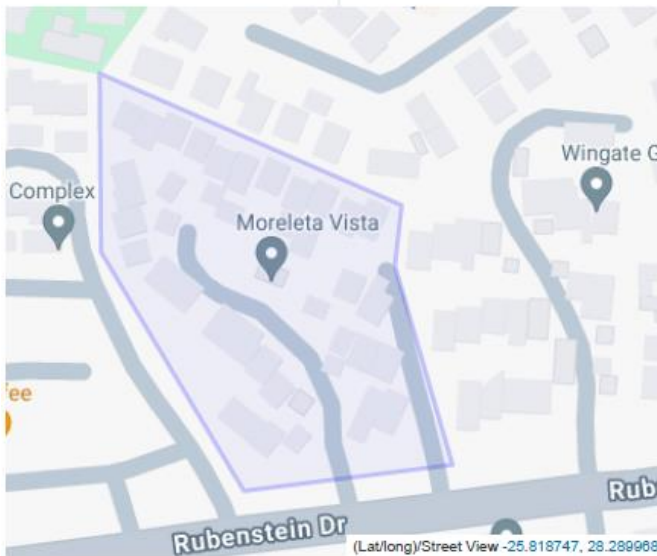
[Google maps](#) | [Street View](#)

UNIT SIZE (REGISTERED)  
74 m<sup>2</sup>

MOTHER ERF  
10580 m<sup>2</sup>

LAST SALES PRICE  
R800 000

LAST SALES DATE  
2021/04/12



### Amenities



#### FILLING STATION

**0.23 km**  
TotalEnergies - Moreleta

**1.23 km**  
Shell

**1.75 km**  
BP Constantia Park Service Station



#### POLICE STATION

**3.35 km**  
South African Police Service Garsfontein  
Police Station



#### BUS STATION

No bus stations in the proximity



#### SHOPPING CENTRE

**0.11 km**  
Moreleta Centre

**0.17 km**  
Park Shopping Centre

**0.98 km**  
Moreleta Lifestyle Centre



#### HOSPITAL/CLINIC

**0.09 km**  
Moreleta Park Travel Clinic

**0.27 km**  
Dr L Olivier

**1.15 km**  
Medical Excellence



#### EDUCATION

**0.41 km**  
Pienkvoet-Pret 2.0 Speelskool  
Moreletapark

**0.43 km**  
Valhalla Krav Maga

**0.53 km**  
Deborah Nel



# PROPERTY DETAILS

## PROPERTY DESCRIPTION

Perfect Investment Opportunity in Secure Complex

This beautiful first floor apartment with prepaid electricity is tiled throughout with stunning views too. The kitchen has more than ample cupboard space and is open plan onto the lounge dining area with a balcony to relax and enjoy the views. The main bedroom is spacious and north facing. The second bedroom is also spacious with views of the gardens. The bathroom has a bath and a shower and is fully tiled. Lovely flow throughout the unit that oozes coziness and warmth with a single lockup garage close to the unit. PLUS: Communal Pool area for those hot summer days.

The closeness to the Pretoria East hospital as well as shopping malls including Moreleta Centre, Park Shopping Centre and Moreleta Lifestyle Centre just makes this unit even more appealing.

Call to schedule a viewing.

### Property Specifications:

- 2 Bedrooms
- 1 Bathroom
- Open Plan Lounge / Dining
- Kitchen
- Single Garage
- Balcony
- **UNIT SIZE : 74 m<sup>2</sup>**

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



**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: 15566 K

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





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Queenswood, Pretoria



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