

# V VENDOR

## AUCTIONEERS



### LIQUIDATED ESTATE | ONLINE AUCTION

**RANDBURG | JOHANNESBURG**

**AUCTION DATE:**

OPENS TUESDAY, 11 JUNE @ 11AM

CLOSES WEDNESDAY, 12 JUNE @ 11AM

**AUCTION ADDRESS:**

7 BROOKSIDE CRESCENT, FERNBROOK  
ESTATE, MAROELADAL EXT 12

**CONTACT:**

Busisiwe Mpinga

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# **VA** VENDOR AUCTIONEERS

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### AUCTION INFORMATION

**Auction Date:** Opens for bidding: Tuesday, 11 June 2024 @11am  
Bidding closes: Wednesday, 12 June 2024 @ 11am

**Venue:** 7 Brookside Crescent, Fernbrook Estate, Maroeladal Ext 12

**Registration:** Bidders can register at any time prior to auction. Identity and FICA documents are required in order to register – [monique@venditor.co.za](mailto:monique@venditor.co.za)  
To register online at [www.venditoronline.co.za](http://www.venditoronline.co.za)

### BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS)

Registration Fee: R20 000.00 (Refundable to unsuccessful bidders)  
Deposit: 10% of the hammer price  
Confirmation Period: 14 days

The Auctioneer has the right to regulate the bidding at the auction. When the Auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

The deposit is payable by way of electronic transfer (EFT) into the Auctioneer's Trust account.

- The Offer is subject to a Confirmation period.
- 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: 15389/Name & Surname

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



**LIGHTSTONE REPORT**

**Property Details** FREE HOLD

**1091 Waterclover Road, Maroeladal Ext 12, Gauteng**

Estate: Fernbrook  
Suburb: Maroeladal

LEGAL  
Erf 1091  
Town: \*MAROELADAL EXT 12\*  
Mun: \*EASTERN MSS\*  
Province: \*GAUTENG\*

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

LAND SIZE (REGISTERED)  
910 m<sup>2</sup>

LAND SIZE (GADASTRAL)  
914 m<sup>2</sup>

LAST SALES PRICE  
R3 150 000

LAST SALES DATE  
2016/01/25



**Amenities**



**FILLING STATION**

0.76 km  
D1 - BP

0.91 km  
Sasol

1.04 km  
SPAR Express At Shell Golden Meadows



**POLICE STATION**

0.97 km  
Douglasdale Police Station



**BUS STATION**

No bus stations in the proximity



**SHOPPING CENTRE**

0.77 km  
Waterford Shopping Centre

0.77 km  
The Buzz Shopping Centre

1.43 km  
Cedar Square Shopping Centre



**HOSPITAL/CLINIC**

1.33 km  
Fourways Hospital

1.47 km  
Life Hospital

1.48 km  
Dr Vm Jose



**EDUCATION**

0.31 km  
Crawford Pre-Primary Fourways

0.53 km  
Shining Star Pre-Primary & Creche

0.32 km  
The Independent Institute of Education



**PROPERTY DETAILS**

### PROPERTY DESCRIPTION & PHOTOS

The property comprises the following features:

On the ground floor:

- Entrance via two wooden doors
- Formal lounge featuring a built-in fireplace
- Spacious open-plan dining room, leading to the swimming pool through stacked doors
- Family/TV room equipped with a built-in air conditioning unit
- Study area
- Kitchen with built-in cupboards, gas stove, and oven
- Scullery containing space for a washing machine and dishwasher, a double-sized sink, and an exterior door
- Bedroom with built-in cupboards and downlighters, accompanied by an en-suite bathroom (toilet, single washbasin, and shower)
- Additional bathroom equipped with a single washbasin, toilet, and corner bath

On the first floor:

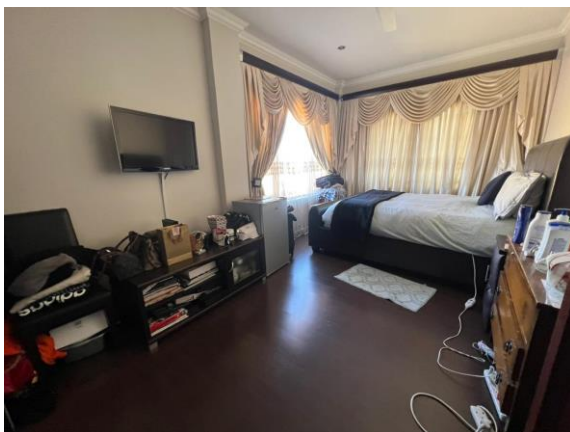
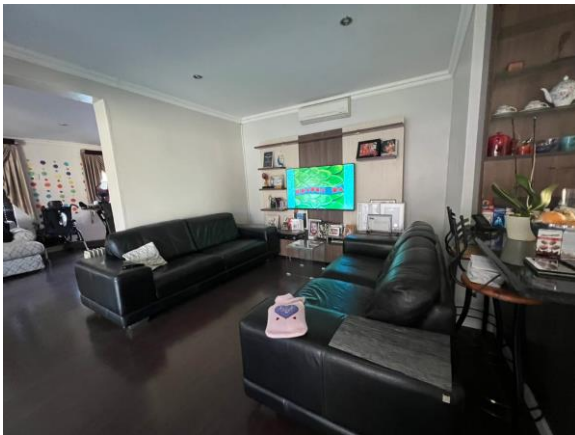
- Two bedrooms (2nd and 3rd) featuring built-in cupboards and downlighters
- Fourth bedroom with built-in cupboards, ceiling fan lights, and glass doors opening onto the balcony
- Main bedroom with en-suite bathroom, built-in cupboards, downlighters, and glass doors leading to the balcony
- En-suite bathroom featuring a toilet, bath, double washbasin, and double shower heads
- Family bathroom with a bath, toilet, and single washbasin
- Separate quarters with a bathroom containing a shower

Additional improvements:

- Double garage with electrical doors
- Swimming pool

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## AUCTIONEERS



**SHOWDAY IS SCHEDULED FOR SATURDAY, 8<sup>TH</sup> OF JUNE FROM 10AM – 12PM.  
VIEWINGS WILL ONLY TAKE PLACE ON THAT DAY.**





# **V**VENDITOR

## AUCTIONEERS



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