

# V VENDOR

## AUCTIONEERS



### DIVORCED ESTATE | ONSITE AUCTION

**POLOKWANE EXT 83 | LIMPOPO**

**AUCTION DATE:**

TUESDAY, 18 JUNE @ 11AM

**AUCTION ADDRESS:**

21 ROME AVENUE, POLOKWANE EXT 83

**CONTACT:**

Busisiwe Mpinga

078 731 3377

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



# **VA** VENDOR AUCTIONEERS

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### AUCTION INFORMATION

**Auction Date:** Tuesday, 18 June 2024 @11am

**Venue:** 21 Rome Avenue, Polokwane Ext 83

**Registration:** Bidders can register at any time prior to auction. Identity and FICA documents are required in order to register – [properties@venditor.co.za](mailto:properties@venditor.co.za)

### BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS)

**Registration Fee:** R20 000.00 (Refundable to unsuccessful bidders)

**Deposit:** 5% of the hammer price

**Commission:** Agent's commission also payable by purchaser at the fall of the hammer

**Confirmation Period:** 7 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: 15559/Name & Surname

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



**LIGHTSTONE REPORT**

# V VENDOR

## AUCTIONEERS



### Property Details

FREEHOLD

**21 Rome Avenue, Polokwane Ext 83, Limpopo**

Suburb: Polokwane Ext 83

LEGAL  
Erf 16881

Town: "POLOKWANE EXT 83"

Mun: "POLOKWANE LOCAL MUNICIPALITY"

Province: "LIMPOPO"

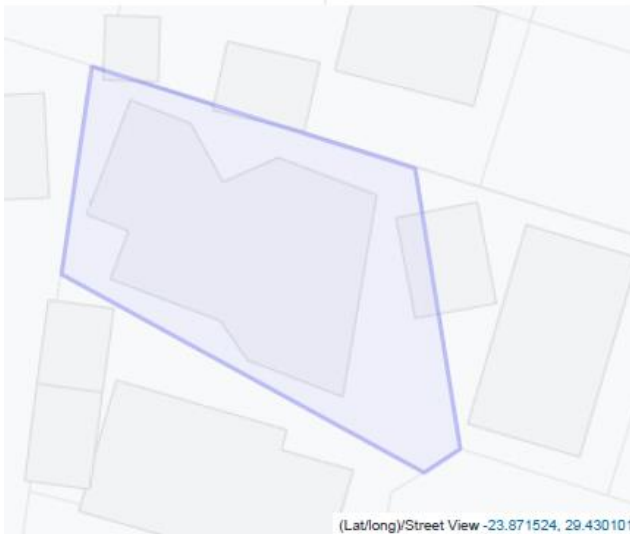
[Google maps](#) | [Street View](#)

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

LAND SIZE (CADASTRAL)  
579 m<sup>2</sup>

LAST SALES PRICE  
R169 500

LAST SALES DATE  
2008/11/28



(Lat/long)/Street View -23.871524, 29.430101

### Amenities



#### FILLING STATION

0.59 km  
Sasol Dendron Road

1.39 km  
TotalEnergies - Annadale

1.41 km  
TotalEnergies Sa Ltd



#### POLICE STATION

1.89 km  
South African Police Service - Joint Operational Centre

2.81 km  
South African Police Service - Industria

3.64 km  
South African Police Service - Westenburg



#### BUS STATION

No bus stations in the proximity



#### SHOPPING CENTRE

1.41 km  
Tropicana Centre

3.45 km  
Game Centre - Polokwane

3.67 km  
Indian Shopping Complex



#### HOSPITAL/CLINIC

2.78 km  
Airport Clinic

2.85 km  
Riscon

3.83 km  
Polokwane Mankweng Hospital



#### EDUCATION

1.68 km  
Bambinos Day Care

1.94 km  
Bugs Paradise After Care Centre

1.75 km  
Teraoka



**PROPERTY DETAILS**

### PROPERTY DESCRIPTION & PHOTOS

#### This residence includes:

- Two lounge areas featuring fully tiled floors and ceiling lights.
- The kitchen boasts tiled flooring, fluorescent lighting, built-in cupboards, an electric stove, a double-sized sink, and ample space for a washing machine.
- Three bedrooms with fully tiled floors, ceiling lights, and built-in cupboards.
- The first bathroom offers fully tiled floors, ceiling lights, a corner bath, toilet, and a single washbasin.
- The second bathroom includes fully tiled floors, ceiling lights, a shower, corner bath, toilet, and a single washbasin.
- A separate toilet equipped with a single washbasin.
- A double garage with tiled flooring.



Viewing is available 1 hour before auction, should you wish to view – feel free to contact our offices



# **V**VENDITOR

## AUCTIONEERS



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



[monique@venditor.co.za](mailto:monique@venditor.co.za)



[venditor.co.za](http://venditor.co.za)

