



VENDITOR

AUCTIONEERS



INSOLVENT ESTATE | ON-SITE AUCTION

ROOIHUISKRAAL | PRETORIA

AUCTION DATE:

TUESDAY, 11 JUNE 2024 @ 11AM

AUCTION ADDRESS:

UNIT 33 VILLA ROSSO,
ROOIHUISKRAAL NOORD EXT 41

CONTACT:

Busisiwe Mpinga

078 731 3377

properties@venditor.co.za

INDEX

Auction Information	3
Lightstone Report	5
Property Details	7&8

AUCTION INFORMATION

Auction Date: Tuesday, 11 June 2024 @11am
Venue: Unit 33 Villa Rosso, Rooihuiskraal Noord Ext 41
Registration: Bidders can register at any time prior to auction. Identity and FICA documents are required in order to register – monique@venditor.co.za

BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS)

Registration Fee: R20 000.00 (Refundable to unsuccessful bidders)
Deposit: 10% of the hammer price
Commission: Buyers commission (VAT on comm ONLY) payable upon signing of the agreement
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: 15574/Name & Surname

Proof of payment: properties@venditor.co.za



LIGHTSTONE REPORT

Property Details SECTIONAL TITLE

Rooihuiskraal Noord Ext 41, Gauteng

Sectional Title: SS VILLA ROSSO (828/2016)
Suburb: Amberfield

LEGAL
Sect 33 of plan 828/2016
known as "VILLA ROSSO"
Situated at Erf 4827
Town: "ROOIHUISKRAAL NOORD EXT 41"
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"
Province: "GAUTENG"

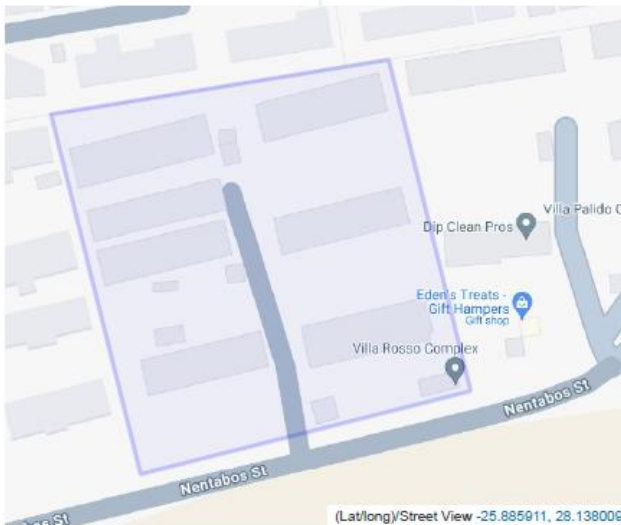
[Google maps](#) | [Street View](#)

UNIT SIZE (REGISTERED)
66 m²

MOTHER ERF
9010 m²

LAST SALES PRICE
R799 000

LAST SALES DATE
2015/08/12



Amenities



- FILLING STATION**
- 0.89 km**
Engen The Reeds Motors
 - 1.34 km**
Amberfield Service Station
 - 1.69 km**
Sasol Rooihuiskraal



- POLICE STATION**
- 4.49 km**
Police Vehicle Clearance Office - Centurion



BUS STATION
No bus stations in the proximity



- SHOPPING CENTRE**
- 1.43 km**
Panorama View Centre
 - 1.74 km**
Rooihuiskraal Centre
 - 1.82 km**
Raslouw Lifestyle Centre



- HOSPITAL/CLINIC**
- 1.07 km**
Medi Park
 - 1.55 km**
De Wet Marinda Kiniese
 - 1.81 km**
Health Worx



- EDUCATION**
- 0.87 km**
Bubble Bunnies Academy Daycare
 - 0.95 km**
Kiddies Corner Pre Primary School
 - 1.02 km**
Crescendo Teaching Online



PROPERTY DETAILS

PROPERTY DESCRIPTION & PHOTOS

The property comprises the following features:

- An open-plan kitchen and lounge area.
- The kitchen boasts fully tiled floors, ceiling lights, built-in cupboards, a double-size sink, stove, and a wooden door with a security gate.
- The lounge area features fully tiled floors, ceiling lights, and a glass door leading to the patio.
- The patio area is equipped with fully tiled floors and ceiling lights.
- A main bedroom with an en-suite bathroom.
- The bedroom includes fully tiled floors, ceiling lights, and built-in cupboards.
- The en-suite bathroom is fitted with fully tiled floors, ceiling lights, a shower, toilet, and a single washbasin.
- The second bedroom includes fully tiled floors, ceiling lights, and built-in cupboards.
- The second bathroom features fully tiled floors, ceiling lights, a standard bath, a single washbasin, and a toilet.
- The third bedroom comprises fully tiled floors, ceiling lights, and built-in cupboards.
- Additionally, the property offers a double carport.

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





VENDITOR
AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za