



VENDITOR

AUCTIONEERS



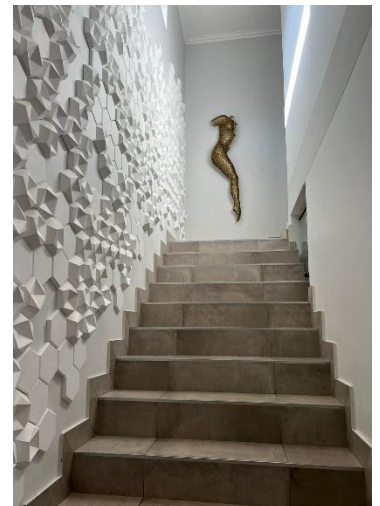
**INSOLVENT ESTATE | MODERN
CLUSTER**

12 ON DOVER | DOVER ROAD

BRYANSTON | GAUTENG

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LIGHTSTONE REPORT

Property Details FREEHOLD

 Estate: Twelve on Dover
Suburb: Bryanston

LEGAL
Ptn 4
Erf 1685
Town: "BRYANSTON"
Mun: "CITY OF JOHANNESBURG"
Province: "GAUTENG"

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

LAND SIZE (REGISTERED)
263 m²

LAND SIZE (CADASTRAL)
264 m²

LAST SALES DATE
2019/07/02



Amenities



FILLING STATION

0.41 km
TotalEnergies - Pfortzheim

0.8 km
BP Service Station - Montecasino

0.87 km
BP



POLICE STATION

3.29 km
Business Againsts Crime

3.32 km
Randburg Police Station

3.71 km
Sandton Police Station



BUS STATION

0.38 km
Gautrain Bus Stop - William Nicol Drive - 12

0.64 km
Gautrain Bus Stop - William Nicol Drive - 23

1.07 km
Gautrain Bus Stop



SHOPPING CENTRE

0.46 km
Hobart Road Shopping Centre

0.81 km
Grosvenor Crossing Shopping Centre

0.96 km
Bryanston Shopping Centre



HOSPITAL/CLINIC

0.97 km
The Iv Bar Bryanston

1.04 km
Healthbridge

1.05 km
The Laser Beautique



EDUCATION

0.41 km
Ikelenq Primary School

0.5 km
Wesley Pre-Primary School

0.69 km
Bryanston High School



PROPERTY DETAILS

PROPERTY DESCRIPTION

Exceptionally modern duplex cluster built for the discerning buyer

This 4 bedroom, 4,5 bathroom exquisite cluster is an architectural master piece located in the most sought after residential area of Bryanston in Gauteng.

The beauty will astound you as you step into this home which oozes elegance and comfort, superior distinguished finishes as well as soothing natural light from the large glass windows. The careful consideration of balance between light, glass, stone and steel is appealing on all your senses with recessed ceilings and mood lights throughout too.

The meticulously laid out downstairs areas are open plan offering guest loo, open plan lounge and dining areas with built in gas fireplace and sliding doors onto the patio. The ultra modern, stunningly finished kitchen will appease and bring out the master chef in anyone and is fitted with a gas hob and electric oven, numerous built in cupboards and glass doors leading onto the courtyard. All seamlessly flowing together, perfect for entertaining.

All four bedrooms are upstairs and all have their own en-suite bathrooms, air-conditioners, downlights and built in cupboards. The spacious main bedroom has sliding doors onto the balcony as well as an exquisite bathroom with his and hers basins.

The double automated garage is tiled and there are also staff quarters with an additional ensuite bathroom. And for those warm summer days, there is a pool beckoning you.

If you are looking for quality, superior finishes, then this home is for you.

Unit size: 263 m²

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 resembling a stylized 'V' or 'W' is positioned. On the right, a red shape resembling a stylized 'A' or 'V' is visible. At the bottom, there are more complex shapes, including a dark gray 'W' and a red 'A' shape, partially overlapping each other.

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: 15647ke

Proof of payment: karen@venditor.co.za



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