



**VENDITOR**

AUCTIONEERS

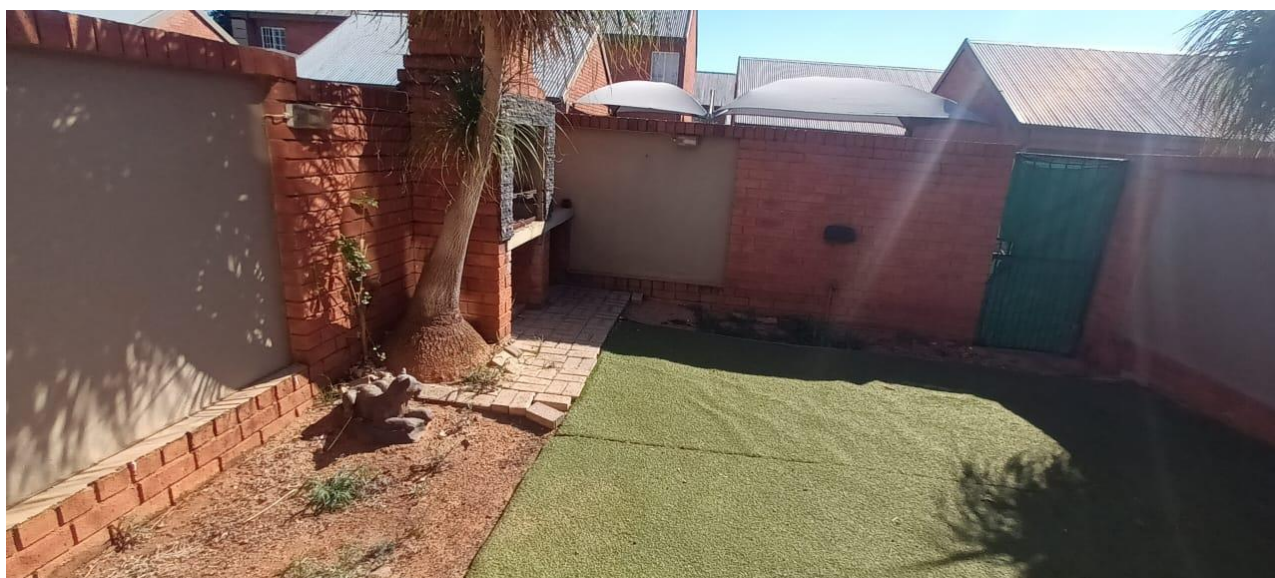


**INSOLVENT ESTATE | 2 BED  
TOWNHOUSE**

**Unit 24 Halali | 304  
Springbokvlakte Road  
Montana | PTA**

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**LIGHTSTONE REPORT**

## Property Details

SECTIONAL TITLE

### 304 Springbokvlakte Road, Montana Ext 126, Gauteng

Sectional Title: SS HALALI (49/2009)

Suburb: Montana

#### LEGAL

Sect 24 of plan 49/2009

known as "HALALI"

Situated at Erf 1885

Town: "MONTANA EXT 126"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

#### UNIT SIZE (REGISTERED)

102 m<sup>2</sup>

#### MOTHER ERF

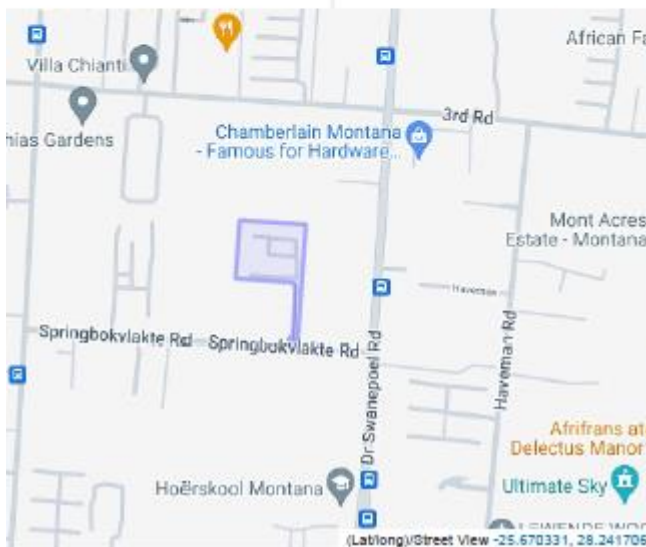
10696 m<sup>2</sup>

#### LAST SALES PRICE

R799 000

#### LAST SALE'S DATE

2021/02/27



## Amenities



#### FILLING STATION

0.88 km  
Engen Montana Crossing

1 km  
Sasol Zambesi North

1.36 km  
Sasol Zambesi South



#### POLICE STATION

1.7 km  
South African Police Service - Sinoville

2.64 km  
Metro Police Regional Office



#### BUS STATION

No bus stations in the proximity



#### SHOPPING CENTRE

0.61 km  
Fatimas Shopping Centre

0.74 km  
Montana Crossing

0.97 km  
Montana Crossings - West



#### HOSPITAL/CLINIC

0.52 km  
Joyfulhearts Baby Clinic

0.58 km  
Netcare Montana Private Hospital - Cathlab

0.81 km  
Dr Jnr Botha



#### EDUCATION

0.17 km  
Abk Montana

0.72 km  
Huppelkind Leersentrum

0.36 km  
Hoërskool Montana



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

Calling all Investors and Renovators

This double storey 2 bedroom, 1 bathroom townhouse is ideally located across from Hoerskool Montana and is SO central and In a quiet secure complex. This lovely unit is waiting its new owner and some TLC to restore it to perfection.

Downstairs is an open plan lounge and dining flowing to the kitchen with a pantry cupboard. Small private garden with built in braai and a back paved courtyard area for washing and dustbin as well as a single free standing lock up garage.

Upstairs are the two spacious bedrooms with 1 full bathroom.

This is an excellent investment for future rental possibility.

All serious offers will be considered.

**Unit size:** 102 m<sup>2</sup>

**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 descends from the top edge. On the right, a red shape descends from the top edge. In the bottom right, a large dark gray shape rises from the bottom edge, with a red shape overlapping its right side. At the bottom center, there are two smaller dark gray shapes pointing downwards.

**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: 15655

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





# VENDITOR

AUCTIONEERS



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