



**VENDITOR**

AUCTIONEERS



**INSOLVENT ESTATE | 3 BED HOUSE**

**ERF 1312 | 144 ABERCROMBIE  
ROAD | PRETORIA NORTH**

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### Disclaimer:

**Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.**



**LIGHTSTONE REPORT**



## Property Details

FREEHOLD

**144 Abercrombie Road, Pretoria North, Gauteng**

Suburb: Pretoria North

LEGAL

Erf 1312

Town: "PRETORIA NORTH"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)

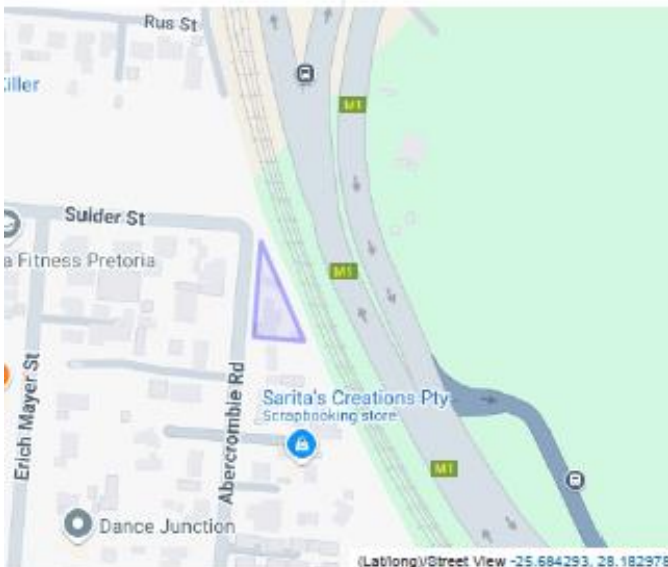
1450 m<sup>2</sup>

LAND SIZE (CADASTRAL)

1453 m<sup>2</sup>

LAST SALE'S DATE

2020/07/25



## Amenities



### FILLING STATION

0.86 km

BP

0.89 km

BP Rachel de Beer

1.14 km

TotalEnergies



### POLICE STATION

1.74 km

South African Police Service Pretoria North Police Station

1.78 km

Pretoria North Fire Arm Unit South African Police Service

2.24 km

South African Police Service Wonderboompoort Police Station



### BUS STATION

No bus stations in the proximity



### SHOPPING CENTRE

0.7 km

Wonderboom Junction Shopping Centre

0.74 km

Wonderboom Junction Shopping Centre - Pietro Street

0.93 km

Wonderboom Centre - South



### HOSPITAL/CLINIC

0.62 km

Aesthetic Med

0.62 km

Intercare Medical And Dental Centre

0.65 km

Wonderboom Junction Intercare



### EDUCATION

0.61 km

Pta-Noord Kleuterakademie

0.8 km

Hansie And Grietjie Pre-Primary And After Care Pretoria

0.8 km

Hansie And Grietjie Kleuterskool En Naskool



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

Charming Full title 3 bed home with huge manicured garden

This charming family home is ideally located in Pretoria North, boasting proximity less than a kilometre away from medical facilities, schools and the Wonderboom Junction Shopping Centre.

Features:

3 spacious bedrooms

1 Study

1 bathroom with a separate toilet

Lounge, dining and large enclosed entertainment room with a built in braai absolutely perfect for large family and friends get togethers

Kitchen with electric stove and oven

Outside features include:

Staff Quarters with shower and toilet

3 Garages

2 Carports

Lapa with Built in Braai

Borehole

Beautiful established garden with Koi Pond

Convenience is at your fingertips while still enjoying all the charms that this peaceful residential area has to offer.

Sadly waiting its new owner. All serious offers will be considered.

**Land size:** 1450 m<sup>2</sup>

The image features a solid black background with several abstract geometric shapes. At the top, there are red shapes: a small 'W' on the left and a diagonal bar on the right. On the left side, a large grey shape descends from the top. On the right side, a red diagonal bar descends from the top. At the bottom, there are more grey shapes, including a large 'A' and a 'W'.



- 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 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: 15678

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





# VENDITOR

AUCTIONEERS



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