



**VENDITOR**

AUCTIONEERS

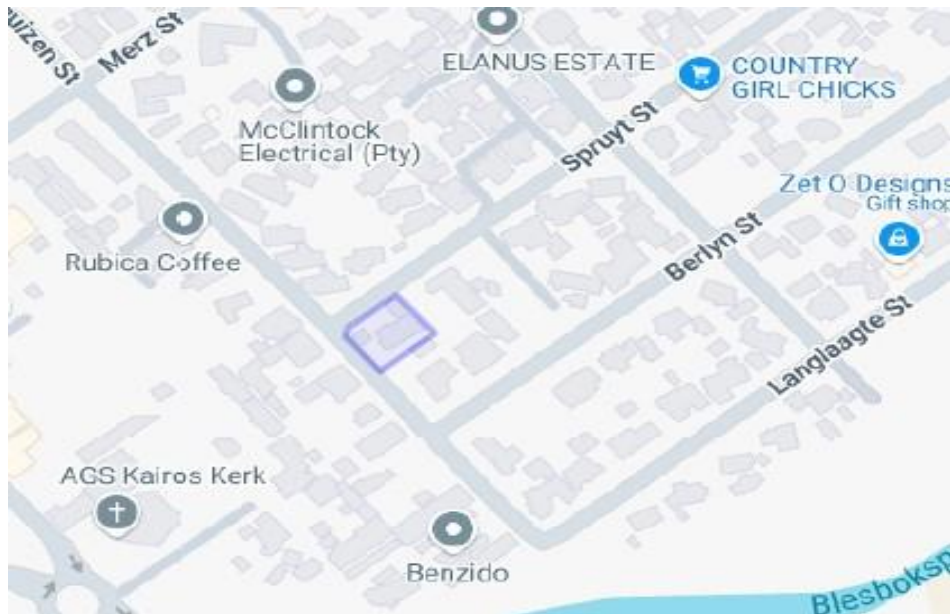


**3 BED HOUSE | HEIDELBERG**

**28 SPRUYT STREET | HEIDELBERG CENTRAL |  
GAUTENG**

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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

**28 Spruyt Street, Heidelberg, Gauteng**

Suburb: Heidelberg Central

LEGAL

Ptn 7

Erf 1306

Town: "HEIDELBERG"

Mun: "LESEDI LOCAL MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)

1124 m<sup>2</sup>

LAND SIZE (CADASTRAL)

1182 m<sup>2</sup>

LAST SALES PRICE

R200 000

LAST SALES DATE

2002/02/05



## Amenities



FILLING STATION

0.26 km  
Kloofsig Motors

0.26 km  
F B M Motors

0.37 km  
Blesbokspruit Filling Station



POLICE STATION

0.26 km  
S A Police Service

1.01 km  
South African Police Service Heidelberg  
Gauteng



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.26 km  
Ancient Days Antiques

0.27 km  
Heidelberg Square Shopping Centre

0.42 km  
Heidelberg Shoprite Centre



HOSPITAL/CLINIC

0.5 km  
Heidelberg - CareCross

4.29 km  
Ratanda Ext23 Clinic



EDUCATION

0.26 km  
Volkskool High School

0.46 km  
Pondera Innovation

0.54 km  
Esibonelwesihle Secondary School



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

Delightful Golden Oldie in Heidelberg Central

This delightful family home on a corner stand is perfectly situated within walking distance to the high school as well as numerous essential amenities including the mall. Convenience is at your fingertips while you will still be able to enjoy the charms that this lovely residential area has to offer.

There are 3 spacious bedrooms and 2 bathrooms as well as a separate guest loo. The warm and welcoming open plan TV room & dining room has a built in fireplace perfect for those chilly winter evenings and there is a separate formal lounge too. The kitchen is tiled with built in cupboards and has a separate laundry/ scullery area with cement flooring and space for three appliances

Some additional include a thatch lapa with a built in braai, swimming pool, double garage plus a carport for 4 vehicles and an outside toilet.

Charming, cozy, warm and peaceful, this home is sadly waiting for its new owner.

Serious seller looking at serious offers.

**Land size:** 1 124 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 is black with 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. At the bottom, there are two more shapes: a dark gray one on the left and a red one on the right, both appearing to rise from the bottom edge. The text 'TERMS & CONDITIONS' is centered horizontally in the middle of the page.

# 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: 15723

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





# VENDITOR

AUCTIONEERS



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