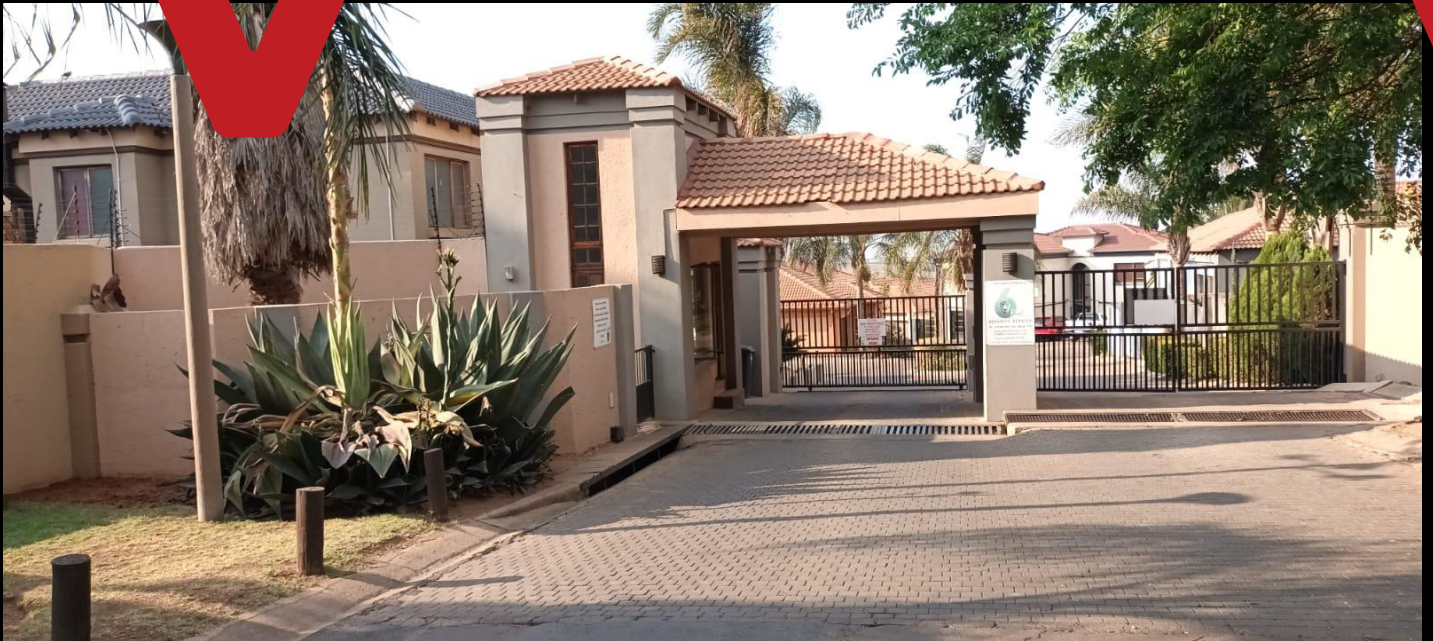




**VENDITOR**

AUCTIONEERS



**INSOLVENT ESTATE | 3 BEDROOM  
CLUSTER**

**26 GEMINI VILLAS ESTATE | GEMINI  
STREET, BENFLEUR | EMALAHLENI  
| MPUMALANGA**

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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

### Benfleur Ext 3, Mpumalanga

Estate: Gemini Villas

Suburb: Ben Fleur

#### LEGAL

Ptn 26

Erf 2805

Town: "BENFLEUR EXT 3"

Mun: "EMALAHLENI LOCAL MUNICIPALITY"

Province: "MPUMALANGA"

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

#### LAND SIZE (REGISTERED)

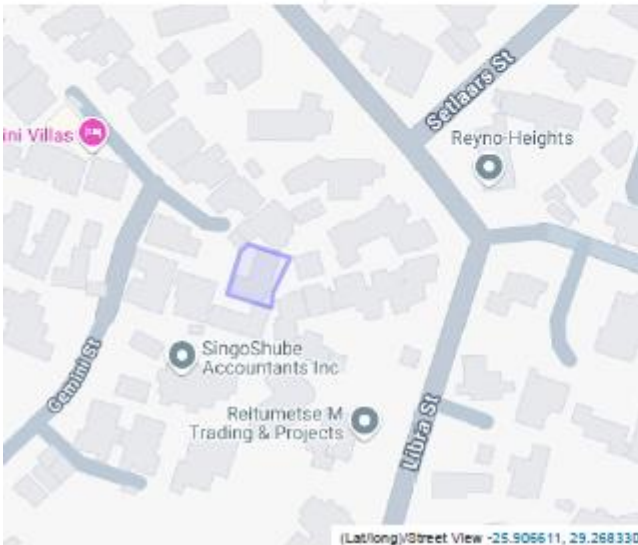
395 m<sup>2</sup>

#### LAND SIZE (CADASTRAL)

395 m<sup>2</sup>

#### LAST SALES DATE

2010/12/14



## Amenities



#### FILLING STATION

1.73 km

Total

2.17 km

TotalEnergies Route N Filling Station

3.28 km

Kana Filling Station



#### POLICE STATION

4.3 km

South African Police Service Flying Squad  
Witbank



#### BUS STATION

No bus stations in the proximity



#### SHOPPING CENTRE

1.76 km

Reyno Ridge Centre

2.19 km

Highveld Mall

2.22 km

Highveld Mall



#### HOSPITAL/CLINIC

0.53 km

Dr Dg Roux

2.29 km

Witbank Hospital

2.9 km

Dr Pieter Harris



#### EDUCATION

0.71 km

Little Butterflies

0.67 km

Masebotsana Modeling Academy

0.8 km

Curro School - Bankenveld



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

Modern Cluster in popular Estate

This modern cluster situated in an exceptionally popular estate in Benfleur is perfectly located. Central and close to all the essential amenities required.

The tiled open plan flow of the home draws you in from the moment you step through the front door.

Offering a spacious lounge and dining with a door leading to the outside garden.

The Kitchen, with scullery, has built in cupboards, electrical hob and oven, plus an additional eyelevel oven and a glass door leads to the outside garden.

Three sunny bedrooms are all tiled and the main bedroom has an ensuite bathroom with both a bath and shower

The family bathroom is also tiled with both a bath and shower and there is a separate guest loo for visitors.

Completing this lovely home is the double garage with access directly into the scullery as well as your own private garden.

Fantastic address and Fantastic Price.....

Don't miss out on this opportunity to own a home in this exceptionally popular estate in Benfleur

**Land size:** 395 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 and features several large, abstract geometric shapes. On the left, a grey chevron points downwards. On the right, a red chevron points downwards. At the bottom, there are more grey shapes, including a large upward-pointing chevron and a smaller downward-pointing chevron. A small red shape is also visible at the bottom right.

# TERMS & CONDITIONS



- 10% Deposit payable upon signing of the agreement.
- The Seller is 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: 15719

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





# VENDITOR

AUCTIONEERS



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[venditor.co.za](http://venditor.co.za)