



**VENDITOR**

AUCTIONEERS



**DISTINGUISHED CONTEMPORARY  
HOME | MORELETA PARK**

**522 RUTGERS STREET | MORELETA  
PARK | PRETORIA**

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**LIGHTSTONE REPORT**

## Property Details

FREEHOLD

**522 Rutgers Street, Moreletapark, Gauteng**

Suburb: Moreleta Park

LEGAL

Erf 22

Town: "MORELETAPARK"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)

1264 m<sup>2</sup>

LAND SIZE (CADASTRAL)

1266 m<sup>2</sup>

LAST SALES DATE

2021/12/24



(Latitude/Longitude) -25.915201, 28.278706

## Amenities



FILLING STATION

**0.19 km**  
Caltex

**0.96 km**  
Castle Walk Service Station

**1.05 km**  
TotalEnergies



POLICE STATION

No police stations in the proximity



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

**0.49 km**  
Constantia Park Ridge Shopping Centre

**1.09 km**  
Park Shopping Centre

**1.12 km**  
Moreleta Centre



HOSPITAL/CLINIC

**1.18 km**  
Etienne Joubert

**1.19 km**  
Moreleta Park Travel Clinic

**1.35 km**  
Alcoholics Anonymous Information Desk



EDUCATION

**0.4 km**  
Axiom Learning Centre

**0.38 km**  
Infinity Mixed Martial Arts

**0.67 km**  
Duo Edu Senioronafhanklike Skool



**PROPERTY DETAILS**



## PROPERTY DESCRIPTION

### Exceptional Home of Distinction

This exceptional contemporary home is an architectural masterpiece that will make you fall in love the moment you see it. Bathed in natural light with high ceilings and large double volume windows, this property is truly remarkable.

Offering a stunning lounge and dining room with wooden flooring and a built in fireplace. Beautiful kitchen with ultra modern cement flooring, centre island and a separate scullery and laundry. Upstairs is an incredible Sunroom with it's own balcony and view.

The spacious main bedroom oozes luxury, comfort, peace and tranquility with its very own fireplace and a gorgeous en-suite bathroom with a double head shower, spa bath, double vanity and sliding doors leading to the Koi pond.

The second and third bedrooms are just as spacious and the third bedroom also has its own en-suite bathroom which contains a spa bath as well as a double head shower.

The third bathroom, although not en-suite, services the second bedroom and has a cement floor with shower toilet and basin

The study is perfectly situated and has wooden floors and an air-conditioner.

But wait, there is a lot more...

Especially convenient, with its own entrance, is a quaint garden flatlet consisting of a living area, kitchen with built in cupboards, stove and oven, 1 spacious bedroom and 2 bathrooms

AND:

Double garage with cement flooring and no doors

Single Carport

Swimming pool

Porch with built in braai

Storeroom

3 Koi Ponds

This house will wow you and tick all your boxes. It is an urgent sale with a serious seller considering serious offers.

Please call before it's too late.

**Land size:** 1 264 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**



# TERMS AND **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: 15724

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





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