



**VENDITOR**

AUCTIONEERS



**INSOLVENT ESTATE**

**2 BED 2 BATH TOWNHOUSE**

**SIX FOUNTAINS RESIDENTIAL**

**ESTATE**

**13 IQ ARVADA, 2205 MARIES SPLICE | SIX  
FOUNTAINS ESTATE | SIX FOUNTAINS EXT 2 |  
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**

SECTIONAL TITLE

**2205 Maries Splace, Six Fountains Ext 2, Gauteng**

Sectional Title: SS IQ ARVADA (76/2022)

Estate: Six Fountains Estate

Suburb: Six Fountains

LEGAL

Sect 13 of plan 76/2022

known as "IQ ARVADA"

Situated at Erf 502

Town: "SIX FOUNTAINS EXT 2"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

UNIT SIZE (REGISTERED)

146 m<sup>2</sup>

MOTHER ERF

27920 m<sup>2</sup>

LAST SALES DATE

2021/09/27



**Amenities**



FILLING STATION

**0.66 km**  
Engen Silver Lakes Convenience

**0.69 km**  
Engen

**0.86 km**  
MBT Petroleum



POLICE STATION

No police stations in the proximity



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

**0.37 km**  
Six Fountains Life Style Centre

**0.62 km**  
Hazeldean Square

**0.68 km**  
Hazeldean Square Shopping Centre



HOSPITAL/CLINIC

**0.58 km**  
Body Sculpting Medical Spa

**0.62 km**  
Intercare Silver Lakes

**2.75 km**  
J T P Wellness



EDUCATION

**0.5 km**  
Spark School

**0.51 km**  
Spark Silver Lakes

**0.67 km**  
Skitter Skole



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

Modern 2 Bed Duplex in sought after Six Fountains Estate

This modern and stylish 2 bedroom duplex is situated in the sought after Six Fountains Residential Estate which offers not only 24hr top notch security giving you peace of mind, but it also provides estate living at its best. With scenic walking and hiking trails, beautiful dams for picnics and fishing, your whole family will be able to soak up the peace and tranquility of this community.

The flow within the unit draws you inside as light streams through the windows. The open plan kitchen, dining room and lounge lead out onto an enclosed patio with stackable doors and built in braai overlooking a greenbelt area.

For convenience there is also a guest loo downstairs.

The modern floating stairs lead you upstairs to the 2 bedrooms, main en suite, and the 2<sup>nd</sup> family bathroom

With loads of built in cupboards as well as a linen cupboard you will not run out of space easily

In addition, this unit boasts a single garage as well as a single carport and private garden and the estate boasts proximity to all essential amenities including schools, shops and recreational facilities. Convenience is at your fingertips.

**Unit size:** 146 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. At the bottom, there are two dark gray shapes: one on the left and one on the right, both pointing downwards. A red shape also descends from the top edge on the right side, overlapping the dark gray shape below it.

# TERMS & CONDITIONS



- 10% Deposit and 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: 15717

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





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