



**VENDITOR**

AUCTIONEERS



**INSOLVENT ESTATE: 2 BED DUPLEX  
TOWNHOUSE**

**7 EL PARADEISOS | 22 SNAEFELL  
ROAD | ASTRA PARK | KINGSBURGH**

## INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8

### **Disclaimer:**

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**LIGHTSTONE REPORT**



# VENDOR

AUCTIONEERS

## Property Details SECTIONAL TITLE

**22 Snaefell Road, Kingsburgh, KwaZulu-Natal**

Sectional Title: SS EL PARADEISOS (342/2002)

Suburb: Astra Park

**LEGAL**

Sect 2 of plan 342/2002

known as "EL PARADEISOS"

Situated at Erf 3316

Town: "KINGSBURGH"

Mun: "ETHEKWINI"

Province: "KWAZULU NATAL"

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

**UNITSIZE (REGISTERED)**

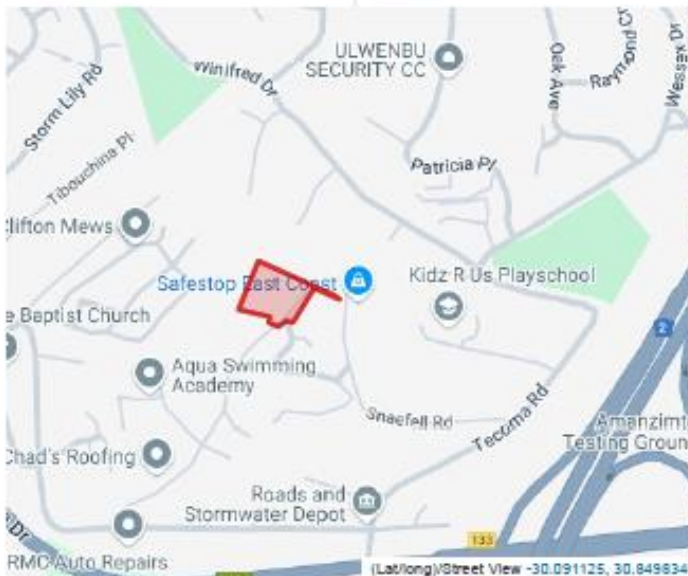
104 m<sup>2</sup>

**MOTHER ERF**

6148 m<sup>2</sup>

**LAST SALES DATE**

2013/03/04



### Amenities



**FILLING STATION**

**0.47 km**  
Caltex FreshStop On Kingsway

**0.66 km**  
Engen

**0.89 km**  
Engen



**POLICE STATION**

**3.36 km**  
South African Police Service

**4.25 km**  
Police Station

**4.25 km**  
Police Services



**BUS STATION**

No bus stations in the proximity



**SHOPPING CENTRE**

**0.86 km**  
DSM Mall

**3.37 km**  
Seadoone Mall

**4.62 km**  
Lifegro Shopping Centre



**HOSPITAL/CLINIC**

**3.4 km**  
Seadoone Medical Centre

**5.05 km**  
Amanzimtoti Clinic



**EDUCATION**

**0.23 km**  
Kidz R Us Playschool

**0.59 km**  
Busy Bee Preschool

**0.67 km**  
Warner Beach Preparatory School



**BEACH**

**1.28 km**  
Winkelspruit Beach - North

**1.49 km**  
Saint Winifred's Beach

**1.5 km**  
Winkelspruit Beach - South



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

### Stunning Hidden Gem Townhouse

This stunning duplex townhouse is truly a hidden gem, tucked away in a small complex with only 7 units in a quiet cul-de-sac street.

Offering downstairs:

Spacious lounge, dining and kitchen with a separate scullery / laundry area as well as a covered patio in the back and an open wooden deck in the front garden

Upstairs are 2 spacious bedrooms with a beautiful treed garden view and two bathrooms (main en suite). The main bathroom has a shower whilst the family bathroom has a bath.

Each townhouse has its own carport and private garden which is maintained by the complex gardening service and is pet friendly for two small dogs.

The complex itself has a meandering stream going through it and also boasts a complex pool for those hot summer days. It is not often that a property like this comes up for sale and will not be on the market for long.

Contact me to arrange a viewing and note that it is an urgent sale and all serious offers will be considered.

**Unit size:** 104 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 dark gray shapes and one red shape, all appearing to be part of a larger, stylized graphic design.

# 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: 15755

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





# VENDITOR

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