



VENDITOR

AUCTIONEERS



ONSITE AUCTION INSOLVENT ESTATE

AUCTION DATE:

TUESDAY 18 NOVEMBER 2025 @ 11AM

AUCTION ADDRESS:

**UNIT 19, DOOR 209 KLINKENBERG
GARDENS**

400 VISAGIE STREET | PRETORIA

CONTENTS

Lightstone & Locality	4
Improvements	6
Municipal Account	7
Auction Terms and Conditions	9

Disclaimer:

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The background is a solid dark gray. It features several large, abstract geometric shapes. In the top left, a dark gray chevron points downwards and to the right. In the top right, a red chevron points downwards and to the left. In the bottom right, a large, dark gray chevron points upwards and to the right. The text 'LIGHTSTONE REPORT' is centered in the middle of the page.

LIGHTSTONE REPORT

LIGHTSTONE

Property Details

400 Visagie Street, Pretoria, Gauteng

Sectional Title: SS KLINKENBERG GARDENS (145/1984)

Suburb: Pretoria Central

LEGAL

Sect 19 of plan 145/1984

known as "KLINKENBERG GARDENS"

Situated at Erf 3125

Town: "PRETORIA"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

SECTIONAL TITLE

Amenities

FILLING STATION 0.42 km Berea Motors 0.56 km Sasol Skinner Street 0.62 km BP Sunnyside	BUS STATION 1.04 km Bosman Gautrain Station	HOSPITAL/CLINIC 0.24 km Ear Nose Throat ENT Hospital 0.3 km Cure Day Clinics - Medkin 0.31 km Dr Fn Kariuki
POLICE STATION 0.58 km South African Police Service Criminal Record Centre Pretoria 0.6 km South African Police Service 0.67 km Temba Police Station	SHOPPING CENTRE 0.21 km Sunny Oasis Centre 0.44 km The Tramshed Shopping Centre 0.47 km Monument Shopping Centre	EDUCATION 0.16 km Pretoria Institute Of Learning 0.19 km Pretoria Secondary School 0.2 km Hoërskool Langenhoven



PROPERTY DETAILS

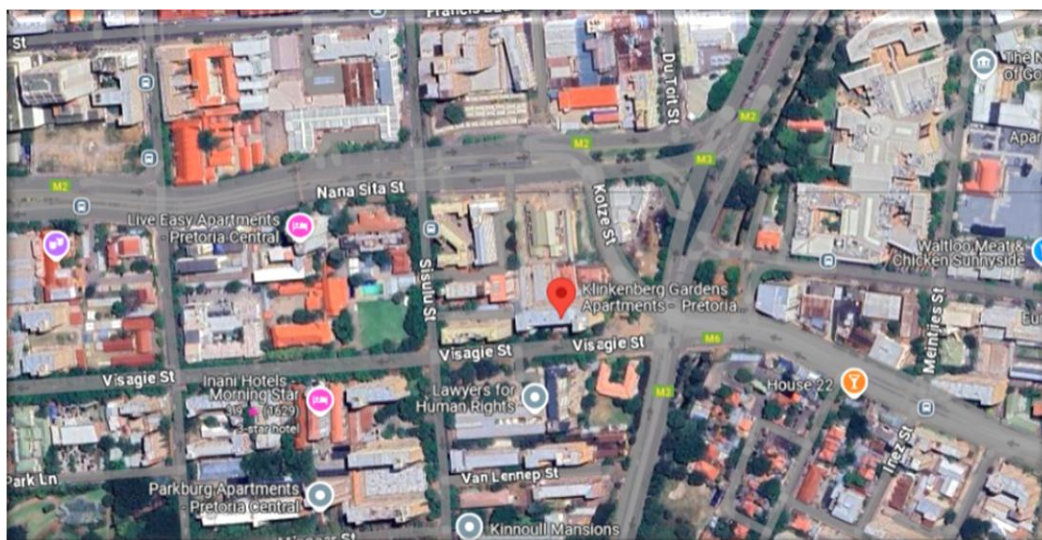
PROPERTY DESCRIPTION

This Unit consists of the following:

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Lounge

Unit Size: 46 sqm

This centrally located 1-bedroom, 1-bathroom unit offers a well-designed 46 sqm layout, featuring a functional kitchen and a comfortable open-plan lounge area. With easy access to major amenities, it's an ideal choice for those seeking both convenience and comfortable living in a compact space.

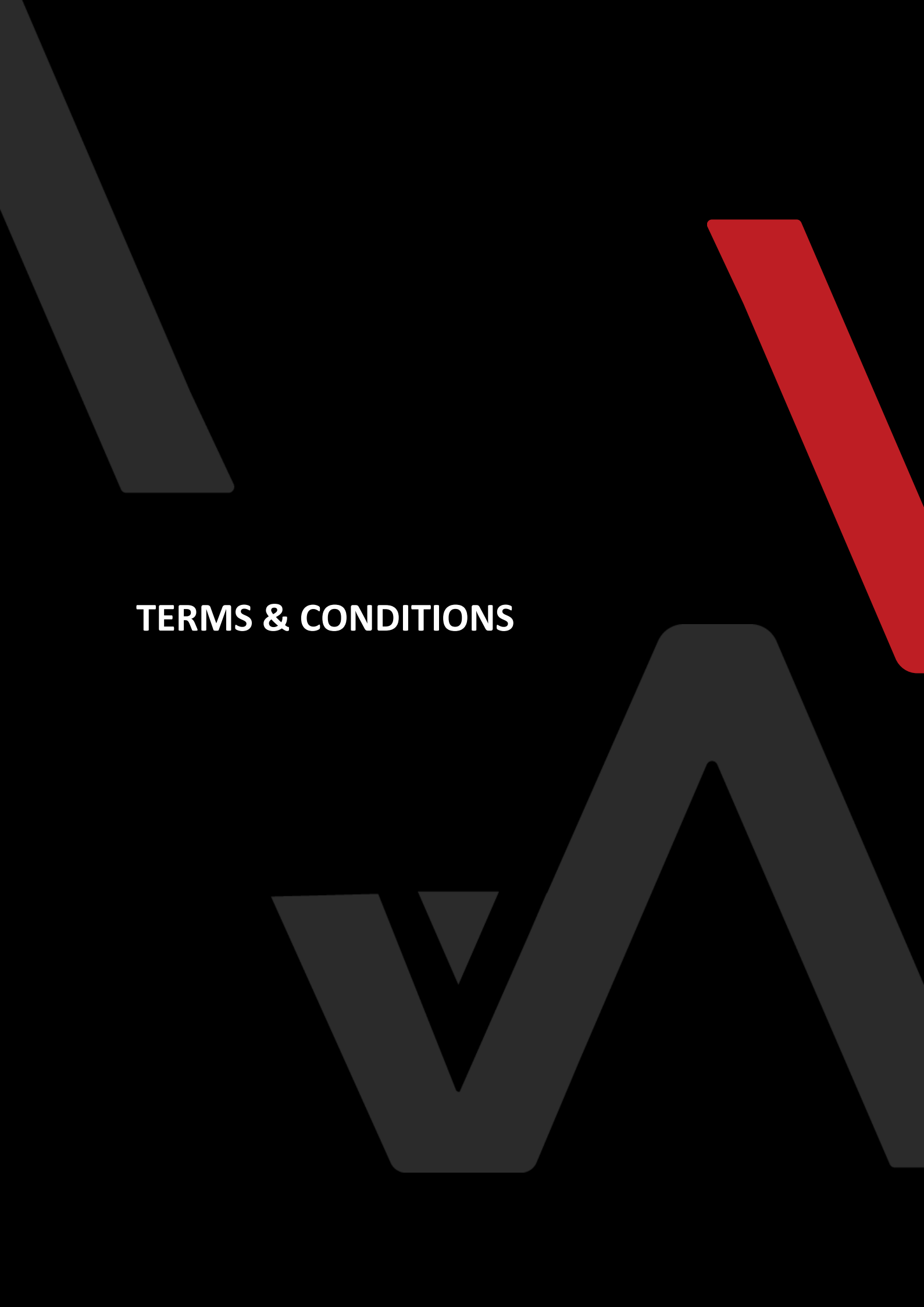


Viewing is only available by appointment, should you wish to view – feel free to contact our offices.

MUNICIPAL STATEMENT

Property Rates	67.42	0.00	67.42
Waste Management	194.37	29.16	223.53
VAT 14% on services of R 0.00		0.00	
VAT 15% on services of R 194.37		29.16	
Total Current Levy (B)	161.79	29.16	190.95

Invoice INV00471 (Line 4)	Water Network Fee	188.52
Invoice INV00471 (Line 5)	Sanitation Network Fee	111.55
Invoice INV00471 (Line 6)	Reserve Fund Levy	16.08
Invoice INV00561 (Line 1)	Levies	538.18
Invoice INV00561 (Line 2)	CSOS Levies	0.76
Invoice INV00561 (Line 3)	Reserve Fund Levy	16.08



TERMS & CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction. Pre-registration is required.
- The successful bidder on auction, will be liable for the payment of 10% deposit and buyers commission (VAT on commission only) of the purchase price, which is payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- 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: 15699LJ

Proof of payment: leonie@venditor.co.za



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