



**VENDITOR**

AUCTIONEERS



**INSOVENT ESTATE**

**4 BEDROOM UNIT**

**UNIT 4, DOOR 107 FLAMINGO**

**261 JUSTICE MAHOMED STREET**

**MUCKLENEUK**

## INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8

### **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

**261 Justice Mahomed Street, Muckleneuk, Gauteng**

Sectional Title: SS FLAMINGO (110/1981)  
 Suburb: Muckleneuk

LEGAL  
 Sect 4 of plan 110/1981  
 known as "FLAMINGO"  
 Situated at RE of Erf 748  
 Town: "MUCKLENEUK"  
 Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"  
 Province: "GAUTENG"



**Amenities**



**FILLING STATION**

- 0.33 km  
Sasol Sunnyside
- 0.36 km  
Millennium Walker
- 0.7 km  
BP Sunnyside



**POLICE STATION**

- 0.57 km  
Sunnyside Police Station
- 0.57 km  
Temba Police Station
- 0.61 km  
South African Police Service Sunnyside



**BUS STATION**

No bus stations in the proximity



**SHOPPING CENTRE**

- 0.75 km  
Pavilion
- 0.86 km  
Sunnypark Shopping Centre
- 0.92 km  
Sunny Oasis Centre



**HOSPITAL/CLINIC**

- 0.29 km  
Sunnyside Medi Clinic
- 0.36 km  
Curamed Hospital
- 0.43 km  
College Medical Centre



**EDUCATION**

- 0.1 km  
R And E Babysitting Services
- 0.26 km  
Little Friends Academy Impaq
- 0.37 km  
Russian School



# PROPERTY DETAILS

## PROPERTY DESCRIPTION

This unit is situated on the 1<sup>st</sup> floor of Flamingo building, consisting of the following:

- 4 Bedrooms with main en-suite
- 2<sup>nd</sup> Bathroom
- Lounge
- Kitchen

Unit size: 198sqm



**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 & CONDITIONS**



- 10% Deposit and Buyers Commission (plus VAT thereon) 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: 15843LJ

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





# VENDITOR

AUCTIONEERS



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