



VENDITOR

AUCTIONEERS



ONSITE AUCTION INSOLVENT ESTATE

AUCTION DATE:

5 NOVEMBER 2025 @ 11:00

AUCTION ADDRESS:

UNIT 6 SAOHATSE MEWS

75 KOEDOE STREET

BRACKENHURST EXT 2 | ALBERTON

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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.

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

Estate: Saohatse Mews
Suburb: Brackenhurst

Er: 323°

Town: "BRACKENHURST EXT 2"

Mun: "CITY OF EKURHULENI METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)
619 m²

LAND SIZE (CADASTRAL)
620 m²

LAST SALES PRICE
R1 280 000

LAST SALES DATE
2008/05/07

Amenities



FILLING STATION

- 0.1 km
Caltex
- 0.11 km
Star Services
- 1.38 km
Engen Mayberry



POLICE STATION

- 1.72 km
South African Police Service Brackendowns Police Station
- 3.37 km
South African Police Service - Tokoza
- 4.19 km
Metro Police



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 0.98 km
Cache Shopping Centre
- 1.59 km
Bracken Gate Shopping Centre
- 1.68 km
Palmgold Centre



HOSPITAL/CLINIC

- 2.9 km
Brackenhurst Veterinary Hospital
- 3.3 km
Life Healthcare Brackenvue
- 3.34 km
Alberton - MediCross



EDUCATION

- 0.7 km
Mpilo's Day Care Bubble And Squerk
- 0.51 km
Brackenhurst Pre-Primary School And Aftercare
- 0.54 km
Braken Sda And Precious Little Ones Pre-School



PROPERTY DETAILS

PROPERTY DESCRIPTION

Spacious 3-Bedroom Home in Secure Complex

This well-maintained property offers comfort, security, and convenience, located within a secure complex close to major amenities.

Features include:

- 3 Bedrooms, including a main en-suite

This well-maintained home is located in a secure complex and offers comfortable, modern living with convenient access to major amenities.

Features:

- 3 Spacious bedrooms, including a main en-suite bathroom
 - Second full bathroom
 - Comfortable lounge and separate dining room
- Comfortable lounge area
- Dining room
 - Modern, fully fitted kitchen
- Enclosed stoep, perfect for year-round use
- Double garage providing secure parking

The property also boasts a **spacious, enclosed garden**, ideal for families or entertaining.

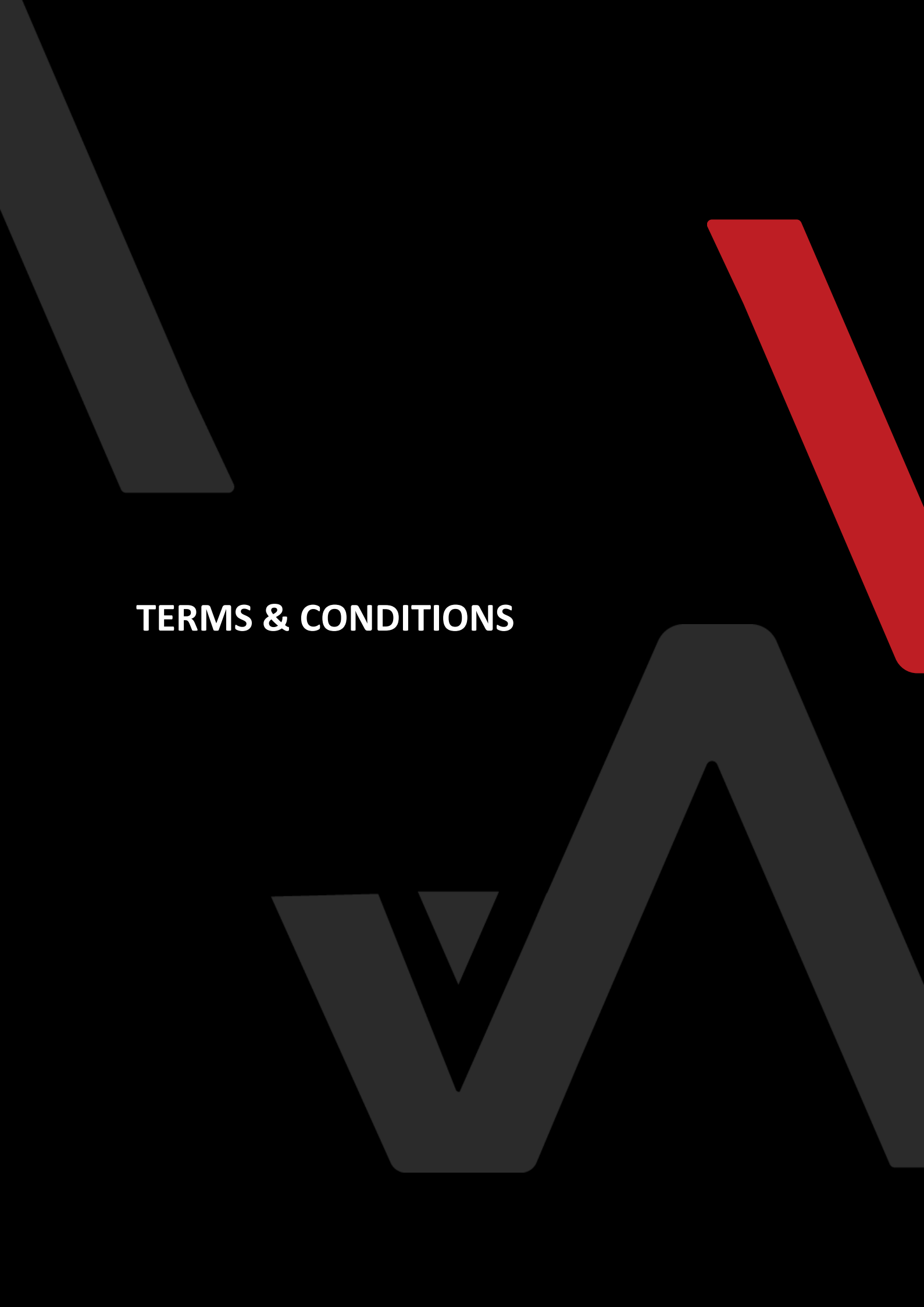
Stand size: 619 m²

This property combines security, space, and convenience—perfect for modern family living.

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

MUNICIPAL STATEMENT

03/06		BALANCE BROUGHT FORWARD	52049.39		52049.39
		SUB TOTAL	52049.39		52049.39
04/05		INTEREST ON ARREARS	371.37		371.37
03/31		FINAL NOTICE	190.21	28.53	218.74
PROPERTY RATES					
04/05		PROPERTY RATES RESIDENTIAL	1536.00		1536.00
04/05		VA-VALUE-EXCLUSION	-144.00		-144.00
REFUSE REMOVAL					
04/05		REFUSE: DOMESTIC 240L BIN x 1 units	222.88	33.43	256.31
WATER SERVICE					
04/05		METER-NO 220035915 TARIFF: WATER-RESIDENTIAL			
		Curr = 1786 Prev = 1736 Cons = 50			
		Reading dates: Curr 25/03/13 Prev 25/02/13			
		WATER 50 kl	2139.64	320.95	2460.59
SEWERAGE					
04/05		SEWER-RESIDENTIAL 50 kl	561.15	84.17	645.32
		TOTAL CURRENT LEVY 5344.33			



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 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: 15891LJ

Proof of payment: leonie@venditor.co.za



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AUCTIONEERS



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