

VENDITOR

AUCTIONEERS



ONSITE AUCTION INSOLVENT ESTATE

AUCTION DATE:

TUESDAY 18 NOVEMBER 2025 @ 13:00

AUCTION ADDRESS:

UNIT 11 THE SETLERS

6696 ROCKRUNNER STREET

HEUWELSIG ESTATE | 6797 SPINETAIL STREET

CELTISDAL EXT 20 | CENTURION



CONTENTS

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

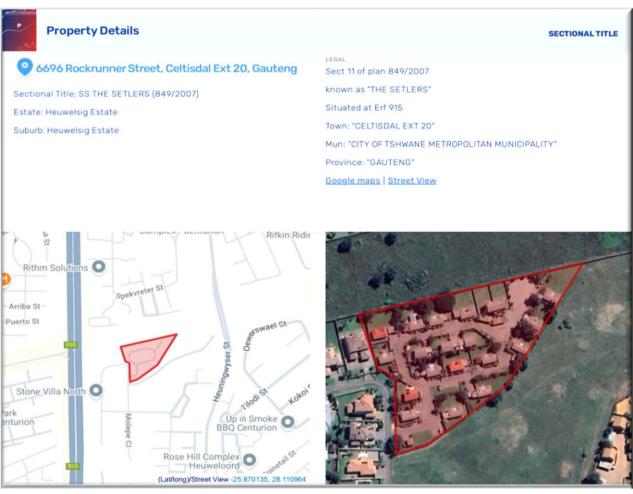
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LIGHTSTONE REPORT

VENDITOR AUCTIONEERS

LIGHTSTONE





PROPERTY DETAILS



PROPERTY DESCRIPTION

Neat 2-Bedroom Townhouse

This well-maintained 2-bedroom townhouse offers comfortable living in a compact and practical layout. Ideal for first-time buyers, small families, or investors.

Property Features:

- 2 Spacious bedrooms, including a main en-suite
- Second bathroom
- Functional kitchen
- · Open-plan dining area
- Comfortable lounge
- Double carport

Unit Size: 64 sqm

A perfect lock-up-and-go option in a secure and convenient location.

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



MUNICIPAL STATEMENT

Rates & taxes:

29/04/25	Balance Brought Forward	1061.27
27/05/25	Payment (Thank You)	-485.00

HOA Levies:

1 Mar 2025	Invoice # INV-64794	March Levi	7 Mar 2025	1,150.00
25 Mar 2025	Payment on Invoice # INV-66600			
1 Apr 2025	Invoice # INV-66600	April Levy	7 Apr 2025	1,150.00
25 Apr 2025	Payment on Invoice # INV-68289			
1 May 2025	Invoice # INV-68289	MAY LEVIES	7 May 2025	1,150.00

Levies:

2025-03-01	Invoice	<u>INV01328</u>	4373.96
2025-03-25	FIRST NATIONAL BANK: 62764512044	THU001-U11 - "Payment - Thank you"	0
2025-04-01	Invoice	INV01356	4085.36
2025-04-25	FIRST NATIONAL BANK: 62764512044	THU001-U11 - "Payment - Thank you"	0
2025-05-01	Invoice	INV01400	5114.85
2025-05-24	FIRST NATIONAL BANK: 62764512044	THU001-U11 - "Payment - Thank you"	0
2025-06-01	Invoice	INV	625.29

TERMS & CONDITIONS



- R 20 000.00 <u>Refundable registration fee</u> + 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 <u>Confirmation period</u>.
- After written acceptance, the buyer has <u>45 days to deliver guarantees</u>.
- The property is sold <u>voetstoots</u> as is.
- Occupation is on <u>Registration</u>.
- 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: 15934LJ

Proof of payment: leoniej@venditor.co.za



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