



VENDITOR
AUCTIONEERS



LIQUIDATION

PRIME PROPERTY

GREAT POTENTIAL (*former Crèche*)

25 RUDD STREET

NOORDHEUWEL EXT 4

KRUGERSDORP

V VENDOR

A U C T I O N E E R S

INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8

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

LIGHTSTONE **REPORT**

V VENDOR AUCTIONEERS

LIGHTSTONE

**Property Details**

FREEHOLD

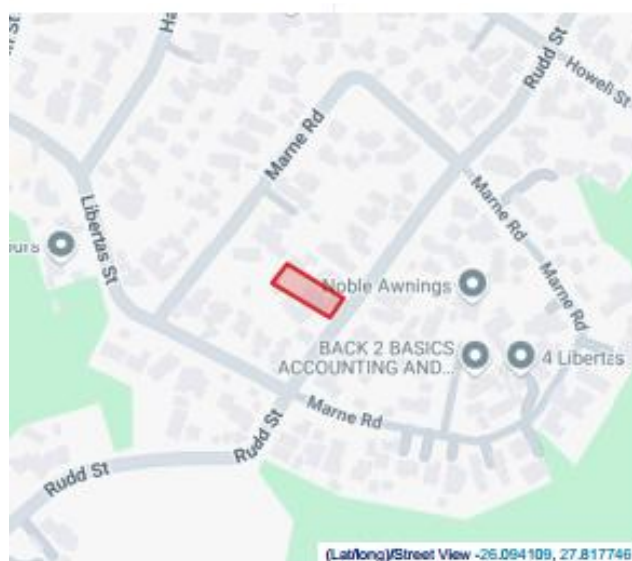
**25 Rudd Street, Noordheuwel Ext 4, Gauteng**

Suburb: Noordheuwel

LEGAL
Erf 3435

Town: "NOORDHEUWEL EXT 4"

Mun: "MOGALE CITY LOCAL MUNICIPALITY"



Amenities



FILLING STATION

0.51 km

Total

0.9 km

Total

1.49 km

Service Station



POLICE STATION

No police stations in the proximity



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.9 km
Range View Shopping Centre

1.35 km
Pick N Pay

1.44 km
Radiant Life



HOSPITAL/CLINIC

0.92 km
MediCross Rangeview

1.3 km
Dr S Brook

1.32 km
Dr Hhj Kahler



EDUCATION

0.1 km
Wyse Uiltjie Dagsorg

0.49 km
Super Grade Rr

0.61 km
Tip Top Teddies



PROPERTY DETAILS

PROPERTY DESCRIPTION

Prime Property with Great Potential – Former Crèche on +/- 950sqm Stand

This versatile property, previously used as a crèche, offers a unique opportunity for residential use. Situated on a generous 950sqm stand, it features a well-sized house and a secure garden – ideal for families seeking space and flexibility.

The house boasts multiple rooms, along with ample outdoor space perfect for play areas, extensions, or future development. The spacious garden is ideal for outdoor activities, gardening, or further expansion, and provides a safe, peaceful environment.

With its solid structure and excellent location, this property presents incredible potential – whether you're looking to re-establish an early childhood centre, convert it into a family home, or develop it further for commercial use.

Key Features:

- 950sqm stand
- Spacious house with multiple rooms
- Large, secure garden area
- Previously used as a crèche

Don't miss this opportunity to invest in a well-located, adaptable property with endless potential.

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 AND CONDITIONS

VENDITOR AUCTIONEERS

- 10% Deposit and buyers commission is payable upon signing of the agreement.
- The Seller is registered 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: 15934LJ

Proof of payment: leoniej@venditor.co.za



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