



VENDITOR

AUCTIONEERS



**ONSITE AUCTION
INSOLVENT ESTATE**

AUCTION DATE:

THURSDAY 30 OCT 2025 @ 12:30

AUCTION ADDRESS:

UNIT 13, DOOR 14 MOPALAMI

480 LILIAN NGOYI STREET

PRETORIA-CENTRAL

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Disclaimer:

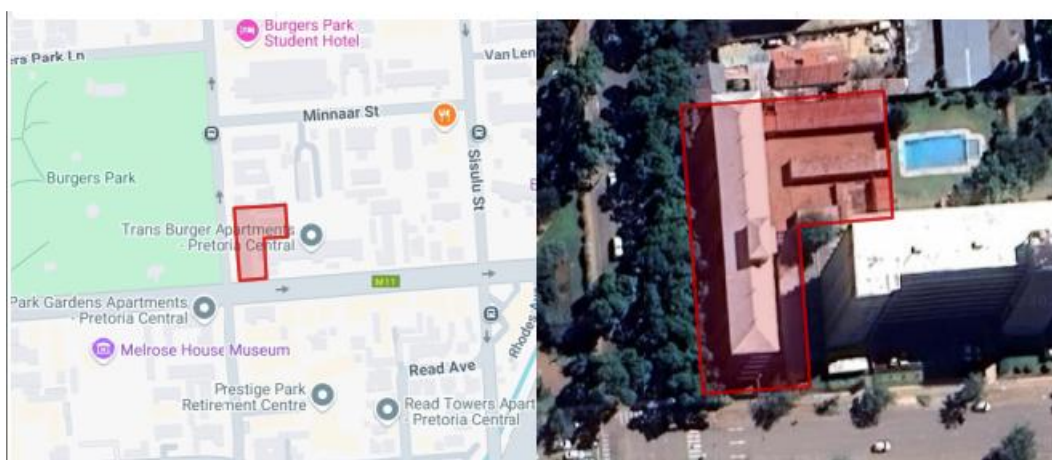
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LIGHTSTONE REPORT

LIGHTSTONE

Property Details	SECTIONAL TITLE
480 Lilian Ngoyi Street, Pretoria, Gauteng Sectional Title: SS MOPALAMI (179/1995) Suburb: Pretoria Central	LEGAL Sect 13 of plan 179/1995 known as "MOPALAMI" Situated at RE of Ptn 1 Erf 3121 Town: "PRETORIA" Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY" Province: "GAUTENG" Google maps Street View



Amenities		
FILLING STATION 0.25 km Berea Motors 0.37 km Caltex Smith Auto 0.46 km Wild Bean Cafe Bp Berea	BUS STATION 0.58 km Bosman Gautrain Station	HOSPITAL/CLINIC 0.45 km Ear Nose Throat ENT Hospital 0.59 km Van Riebeeck Hospital 0.62 km Mens Clinic International
POLICE STATION 0.56 km South African Police Services Railway 0.61 km South African Police Service Criminal Record Centre Pretoria 0.71 km Police South African Police Service - National Head Office	SHOPPING CENTRE 0.37 km Bergsig Shopping Centre 0.5 km Amandasig Convenience Centre 0.54 km Paul Kruger Court	EDUCATION 0.21 km Read Day Care Centre And Pre School 0.31 km Berea Park Primary School 0.23 km Klein Treetjies Kleuterskool



PROPERTY DETAILS

PROPERTY DESCRIPTION

Spacious 1.5 Bedroom Unit in Prime Location – 63sqm

This 1.5 bedroom unit offers comfortable and convenient living, ideal for singles, couples, or investors. The unit features:

- 1 Bedroom
- Sunroom – perfect as a study, guest space, or relaxation area
- Bathroom
- Kitchen
- Lounge

Total size: 63sqm

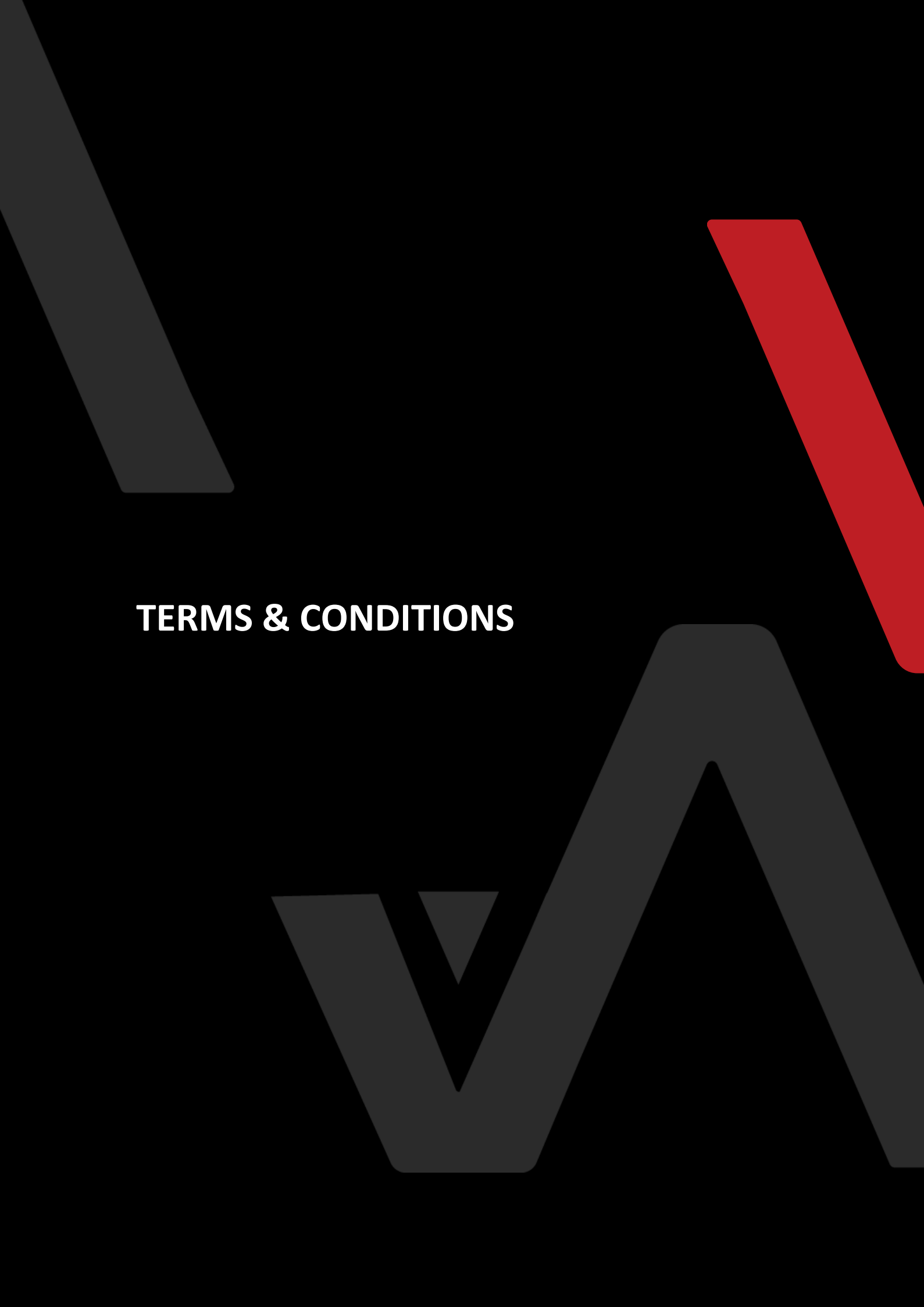
Ideally located close to all major amenities, including shopping centres, public transport, schools, and medical facilities, this unit combines lifestyle and convenience.

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

MUNICIPAL STATEMENT

14/07/25	Sub Total (A)	7,861.44	0.00	7,861.44
14/07/25	Property Rates	92.58	0.00	92.58
14/07/25	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)	286.95	29.16	316.11

2025-05-01	Balance b/f	158937.32
2025-05-01	Invoice INV03914	1778.06
2025-05-19	Journal Batch 117 Interest on arrears balance of R 160 715.38 as at 2025-05-19 (20.00% p.a.). Exempt from interest.	0.00
2025-06-01	Invoice INV04011	1778.06
2025-06-19	Journal Batch 119 Interest on arrears balance of R 162 493.44 as at 2025-06-19 (20.00% p.a.). Exempt from interest.	0.00
2025-07-01	Invoice INV04110	1778.06



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: 15964LJ

Proof of payment: leonie@venditor.co.za



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