



VENDITOR

AUCTIONEERS



ONSITE AUCTION DIVORCE ESTATE

AUCTION DATE:

**THURSDAY 11 SEPTEMBER 2025 @
11AM**

AUCTION ADDRESS:

**6349 MAKURU STREET
SOSHANGUVE SOUTH EXT 12**

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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

Property Details

FREEHOLD

Suburb: Soshanguve South

LEGAL
Erf 16576

Town: "SOSHANGUVE SOUTH EXT 12"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

(Lat/long) Street View -25.592396, 28.055522

Amenities

FILLING STATION 2.82 km Sasol Kruisfontein 3.93 km Engen Zenex Rosslyn 4.23 km Total	BUS STATION No bus stations in the proximity	HOSPITAL/CLINIC 3.61 km K T Motubatse Community Health Clinic 4.12 km Soshanguve Clinic 3 Block TT
POLICE STATION No police stations in the proximity	SHOPPING CENTRE 3.92 km Convenience Centre 4.14 km Hebron Mall 4.19 km OK Centre Soshanguve TT	EDUCATION 1.96 km Ayanda Primary School 0.82 km Soshanguve South Secondary School 1.8 km Jabulani Technical Secondary School



PROPERTY DETAILS

PROPERTY DESCRIPTION

2-Bedroom Home in a Convenient Location

This property offers comfortable living in a sought-after area, ideal for first-time buyers, small families, or investors.

Key Features:

- 2 bedrooms with natural light
- 1 bathroom
- Functional kitchen
- Cozy lounge area perfect for relaxing or entertaining
- Single garage for secure parking
- Additional single carport for extra vehicle or guest parking

Prepaid electricity meter for flexible and cost-effective energy management

Stand Size: 301 sqm

The property is fully fenced, providing privacy and security. It is situated close to major amenities including schools, shopping centres, and public transport, ensuring daily convenience for residents. Don't miss this opportunity to own a neat and well-located home with great potential.

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



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 and buyer commission (Vat on commission only) 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: 15617LJ

Proof of payment: leonie@venditor.co.za



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