

VENDITOR

AUCTIONEERS



ONSITE AUCTION INSOLVENT ESTATE

AUCTION DATE:

THURSDAY 18 SEPT 2025 @ 12:30

AUCTION ADDRESS:

UNIT 61 BARCELONA
52 MULDER STREET
THE REEDS | CENTURION



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Disclaimer:

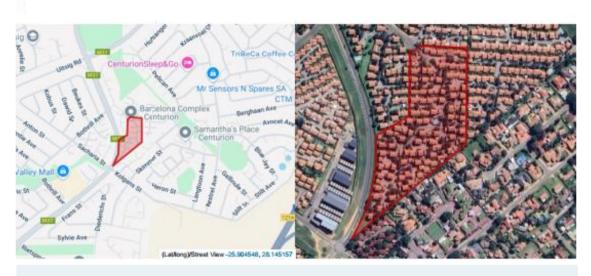
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LIGHTSTONE REPORT

NVENDITOR AUCTIONEERS

LIGHTSTONE





Amenities



FILLING STATION

0.63 km TotalEnergies

1.35 km

1.47 km Engen

8

POLICE STATION

South African Police Service - Call Centre -Sage Corporate Park North

Police Vehicle Clearance Office - Centurion



BUS STATION

No bus stations in the proximity



HOSPITAL/DLINIC

2.24 km Midoc

3.57 km

3.95 km Health Work



EDUCATION

Pophuis Pre-Primër And Naskool

Jacaranda College & Pre-Primary

Jacaranda International And Pre-Primary



Blu Valley Mall

Rooihuiskraal Centre

1.74 km **Mall@Kosmos**

PROPERTY DETAILS



PROPERTY DESCRIPTION

This is a ground floor Unit, consisting of

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Open-plan Lounge & Dining Area

Unit Size: 79sqm

This centrally located unit offers convenient access to major amenities, making it an ideal choice for comfortable and connected living.

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



MUNICIPAL STATEMENT



COPY TAX INVOICE: 200007086598 CITY OF TSHWANE VAT REG NO 4000142267

Issued: 02/05/25 TSAMAESI, TIRO TITUS PO BOX 2469 HALFWAY HOUSE 1685 Tel: 012 358 9999 Fax: 012 359 6111

E-mail: customercare@tshwane.gov.za Address: P O Box 408| Pretoria | 0001

Account No.

5014978086

7205305668087 /

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Account for P01	Stand no. 05267	Township THE REEDS X24			Days
Address			Sectional title scheme		Unit no.
52 MULDER STREET		SS BARCELONA		S0061	
Meter reading unit	Group account	Deposit date	Deposit	Guarantee date	Guarantee
0157011A			0.00		0.00
Glskey: 066705267 BP: 88275					

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
01/04/25	Balance Brought Forward			
02/05/25	Sub Total (A)			
02/05/25	Miscellaneous Charges	550.80	0.00	550.80
02/05/25	Property Rates	488.00	0.00	488.00
	Total Current Levy (B)	1,038.80	0.00	1,038.80

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 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: 15897LJ

Proof of payment: leoniej@venditor.co.za



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AUCTIONEERS

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 Queenswood, Pretoria
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