



INSOLVENT ESTATE

SPACIOUS 3-BED TOWNHOUSE

46 GLEN ESTATE
39 VAN TONDER RD, EDEN GLEN
EDENVALE, GAUTENG

VENDITORAUCTIONEERS

INDEX

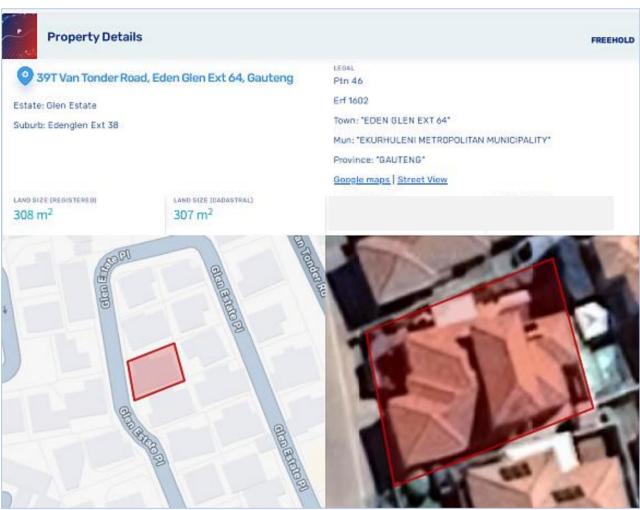
Lightstone Report	4
Property Details	6
Terms & Conditions	8

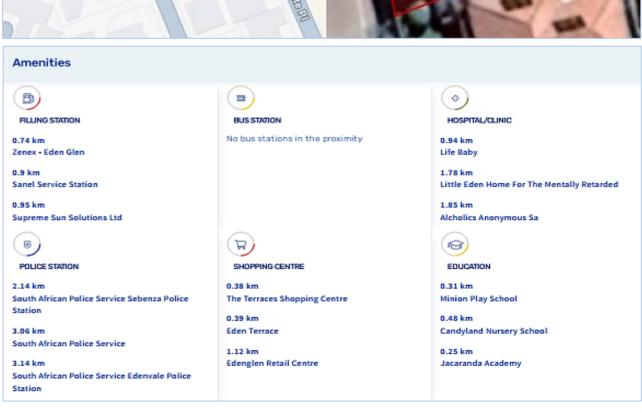
Disclaimer:

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AUCTIONEERS





PROPERTY DETAILS



PROPERTY DESCRIPTION

Spacious Townhouse in Sought-After Glen Estate Security Complex

This well-maintained and generously sized townhouse is located in the ever-popular Glen Estate, offering secure and comfortable living with plenty of space for the whole family.

Key Features Include:

- · Fitted Kitchen with gas stove
- · Open-plan lounge and dining area
- 3 Spacious Bedrooms, including a main en-suite
- Study / 4th Bedroom
- 2 Bathrooms
- Undercover patio overlooking the private swimming pool
- Double Automated Garage
- Separate staff quarters with Bedroom, Shower & Toilet
- JoJo water tank

Enjoy peace of mind in this secure estate, along with the convenience of nearby amenities and easy access routes. This home is perfect for families looking for space, functionality, and security.

Extent: 308 m²

Monthly Rates: R 1 660.80

Refuse: R 512.62

Sewerage: R 489.33

Monthly Levies: R 1 144.36

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.

PROPERTY PHOTOS

VENDITOR

AUCTIONEERS















TERMS AND CONDITIONS

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- 5% Deposit and 7.5% Buyers Commission plus VAT, payable upon signing of the agreement
- The Seller is Not VAT registered. Transfer duty applies.
- 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: 15958NDB | Your Name

Proof of payment: natasha@venditor.co.za



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