



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

SPACIOUS 3-BED TOWNHOUSE

46 GLEN ESTATE

**39 VAN TONDER RD, EDEN GLEN
EDENVALE, GAUTENG**



VENDITOR AUCTIONEERS

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Disclaimer:

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.

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**

FREEHOLD

An aerial photograph of a residential neighborhood. A red bounding box is drawn around a house with a reddish-brown roof, which is the primary focus of the image. The surrounding area includes other houses with various roof colors (grey, brown) and some greenery. The image is slightly tilted.

0.25 km
Jacaranda Academy



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

VA VENDOR

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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