



VENDITOR
AUCTIONEERS



BUSINESS RESCUE

1.2 HA PLOT

HOLDING 112

26 PAUL ROOS STREET

**UNITAS PARK AGRICULTURAL
HOLDINGS | VEREENIGING**

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, there is a dark gray chevron pointing downwards and to the right. In the top right, there is a bright red chevron pointing downwards and to the left. In the bottom right, there is a large, dark gray chevron pointing upwards and to the right. The text 'LIGHTSTONE REPORT' is centered in the middle of the page.

LIGHTSTONE REPORT

VA VENDOR AUCTIONEERS

LIGHTSTONE



Property Details

26 Paul Roos Street, Unitas Park Agricultural Holdings, Gauteng
Suburb: Unitas Park AH

HOLDING

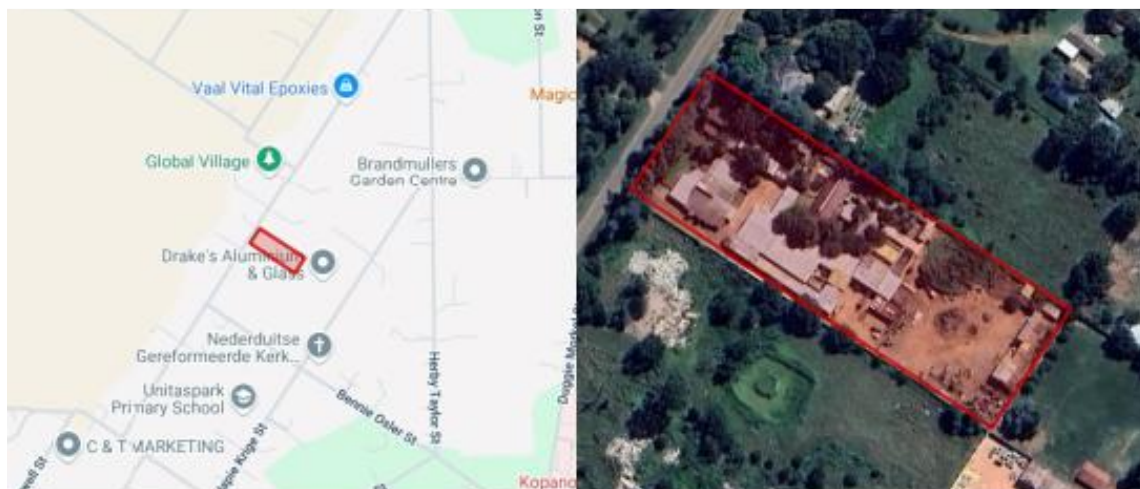
LEGAL
Holding T12 of "UNITAS PARK AGRICULTURAL HOLDINGS"

Mun: "EMFULeni LOCAL MUNICIPALITY"

Province: "GAUTENG"

Coordinates: [-26.629903, 27.921404](#)

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



Amenities

 FILLING STATION 1.83 km Motordeal Filling Station 1.94 km Service Station 1.96 km Astron Energy Arcon Park	 BUS STATION No bus stations in the proximity	 HOSPITAL/CLINIC 2.51 km Etiva Outpatient Drug Rehab And Trauma Counselling 4 km Alcoholics Anonymous Sa 4 km Dr Js Mellet
 POLICE STATION 2.99 km South African Police Service Vss 3.01 km South African Police Service Vcc 3.51 km Police South African Police Service - Vereeniging	 SHOPPING CENTRE 1.94 km Checkers Hyper Shopping Centre 2.03 km Mienie Shopping Centre 2.12 km Waldrif Shopping Centre	 EDUCATION 1.42 km Khairros Privaat Skool 1.51 km Reginaldtech.English 1.58 km Khairros Privaat Skool



PROPERTY DETAILS

PROPERTY DESCRIPTION

Multipurpose Property – Ideal for Residential or Commercial Use

This property is currently used as a business premises, with the main house converted into office space. However, all primary residential features remain intact and can easily be restored by removing the drywall partitions.

Main House Features:

- 3 Bedrooms, 2 of which have built-in cupboards and air conditioning
- 2 Bathrooms with both bath and shower
- 2 Living Rooms
- 2 Dining Rooms
- Kitchen with a separate scullery
- Double Garage with remote-controlled access
- Spacious Entertainment Lapa with male and female restroom facilities
- Bar Area
- Swimming Pool (currently empty and in need of maintenance)
- Multiple Carports offering ample parking space
- Large Workshop/Storage Facility – ideal for repairs, manufacturing, or packaging

Other – 2 Flats:

Flat 1:

- 3 Bedrooms (with built-in cupboards)
- Dining Room
- Living Room
- Kitchen
- Covered Parking

Flat 2:

- 2 Bedrooms (with built-in cupboards)
- Dining Room
- Living Room
- Kitchen
- Covered Parking

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



TERMS AND CONDITIONS

The logo features a large, stylized red 'V' with a smaller red triangle inside its upper right section.

VENDITOR

A U C T I O N E E R S

- 10% Deposit is payable upon signing of the agreement.
- The Seller is Not VAT registered.
- 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: 15968LJ

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



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