VENDITOR

AUCTIONEERS



INSOLVENT ESTATE

AUCTION DATE:

THURSDAY 26 NOVEMBER

@ 11:00 ONSITE

AUCTION ADDRESS:

UNIT 7 FRANCIS

727 CREVILLEA STREET

DOORNPOORT EXT 38

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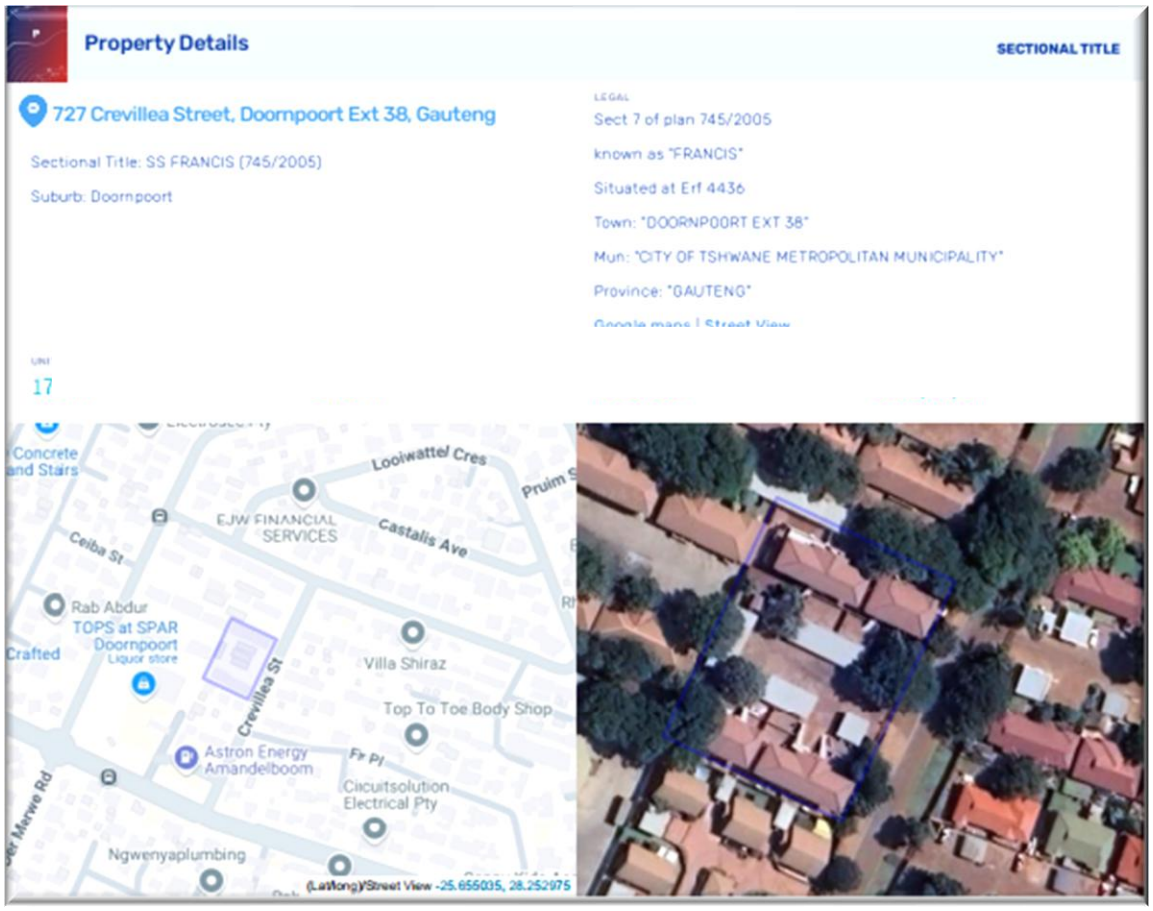
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LIGHTSTONE REPORT

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LIGHTSTONE





PROPERTY DETAILS

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PROPERTY DESCRIPTION

3-Bedroom Duplex in Doornpoort Ext 38 – 175sqm

Situated at Unit 7, Francis, 727 Crevillea Street, Doornpoort Ext 38

This well-sized 175sqm duplex offers comfortable living with a practical layout, making it an ideal choice for families, first-time buyers or investors.

The property offers:

- 3 Well-sized Bedrooms
- 2 Bathrooms
- Functional Kitchen
- Open-Plan Lounge and Dining Area
- Double Garage
- Additional Storeroom

The duplex offers generous floor space, with the open-plan living and dining area providing a welcoming setting for everyday living and entertaining. The three bedrooms provide comfortable accommodation, while the additional storeroom offers useful extra space.

Location and Convenience

Situated in the established residential area of Doornpoort Ext 38, the property enjoys convenient access to nearby schools, shopping centres, essential amenities and major transport routes.

An excellent opportunity for buyers looking to secure a spacious property in a convenient location, whether as a family home or an investment with long-term potential.

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

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MUNICIPAL STATEMENT

Monthly Property Costs:

- Rates & Taxes: Approximately R1,300 per month
- Levies: Approximately R3,421 per month
- **Total Monthly Costs: Approximately R4,721**

Please note that the above amounts are approximate.

TERMS & CONDITIONS

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- 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 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: 15747LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za

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