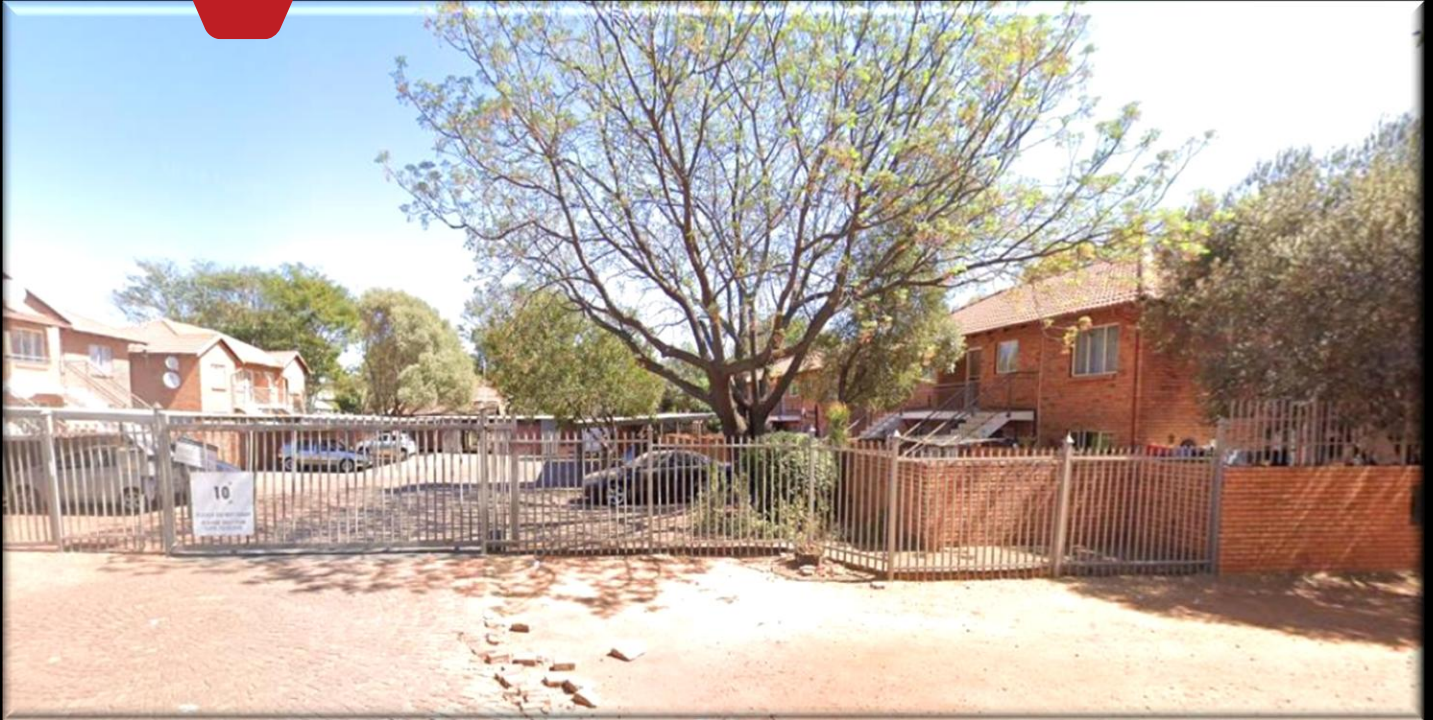




# VENDITOR

AUCTIONEERS



## **INSOLVENT ESTATE ONSITE AUCTION**

**AUCTION DATE:**

**THURSDAY 30 OCTOBER 2025 @ 11:00**

**AUCTION ADDRESS:**

**UNIT 7 FRANCIS**

**727 CREVILLEA STREET**

**DOORNPOORT EXT 38**

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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

## LIGHTSTONE

### Property Details

**727 Crevillea Street, Doornpoort Ext 38, Gauteng**

Sectional Title: SS FRANCIS (745/2005)

Suburb: Doornpoort

LEGAL

Sect 7 of plan 745/2005  
known as "FRANCIS"

Situated at Erf 4436

Town: "DOORNP00RT EXT 38"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

### Amenities

<p></p> <p><b>FILLING STATION</b></p> <p><b>0.12 km</b> Amandelboom Filling Station</p> <p>1.25 km Engen</p> <p>1.71 km Caltex</p>	<p></p> <p><b>BUS STATION</b></p> <p>No bus stations in the proximity</p>	<p></p> <p><b>HOSPITAL/CLINIC</b></p> <p><b>0.37 km</b> Dr Du Plessis Jacques</p> <p><b>0.37 km</b> Life Eugene Marais Hospital</p> <p><b>0.37 km</b> Orthopaedic Services</p>
<p>3.17 km South African Police Clearance Services</p> <p>4.47 km Metro Police Regional Office</p>	<p>0.13 km Village Square Shopping Centre</p> <p>1.11 km Wingtip Crossing Shopping Centre</p> <p>1.83 km Doornpark Shopping Centre</p>	<p>0.05 km Kleinevoete Kleuterskool</p> <p>0.06 km Karel Wye Voete</p> <p>0.31 km Ring Contact Fighting Arts</p>



## PROPERTY DETAILS

## PROPERTY DESCRIPTION

### 3-Bedroom Duplex in Prime Location – 175sqm

This generously sized 175sqm duplex offers comfortable living with all the essentials:

- 3 Spacious Bedrooms
- 2 Bathrooms
- Modern Kitchen
- Open-Plan Lounge & Dining Area
- Double Garage
- Storeroom for Extra Storage

Perfect for first-time buyers, families, or investors looking for great value and long-term potential.

**Location:** Sought-after area – close to schools, shops, and transport links.

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

### MUNICIPAL STATEMENT

Rates & Taxes: *To follow*

Levies: *To follow*



## **TERMS & CONDITIONS**



- 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

Proof of payment: leonie@venditor.co.za



# VENDITOR

AUCTIONEERS



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