



# VENDITOR

AUCTIONEERS



## **ONSITE AUCTION DECEASED ESTATE**

**AUCTION DATE:**

**THURSDAY 2 OCT 2025 @ 12:00**

**AUCTION ADDRESS:**

**2 KASTEELBERG STREET  
ELANDSRAND | BRITS**

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# LIGHTSTONE REPORT

## LIGHTSTONE

**Property Details**

**2 Kasteelberg Street, Elandsrand, North West**  
 Suburb: Elandsrand

**FREEHOLD**  
 LEGAL:  
 Erf 181  
 Town: "ELANDSRAND"  
 Mun: "MADIBENG LOCAL MUNICIPALITY"  
 Province: "NORTH-WEST"  
 Coordinates: [-25.616244, 27.81168](#)  
[Google maps](#) | [Street View](#)

**Amenities**

**FUELING STATION**  
**0.33 km**  
 TotalEnergies Fenskor Motors  
**1.72 km**  
 Puma Energy Best End Filling Station  
**3.88 km**  
 TotalEnergies

**POLICE STATION**  
**3.95 km**  
 Police Station Brits

**BUS STATION**  
 No bus stations in the proximity

**SHOPPING CENTRE**  
**2 km**  
 Panorama Shopping Centre  
**2.8 km**  
 Arend Plaza Shopping Centre  
**3.57 km**  
 Safari Shopping Centre

**HOSPITAL/CLINIC**  
**3.29 km**  
 Brits Hospital  
**3.39 km**  
 Brits Hospital Theatres  
**3.59 km**  
 MedClinic Brits Hospital

**EDUCATION**  
**0.16 km**  
 Thornhill Primary School  
**1.49 km**  
 Bodibabelo High School  
**1.49 km**  
 Bodibabelo Secondary School



## PROPERTY DETAILS

### PROPERTY DESCRIPTION

#### Family Home with Income-Generating Flatlet!

This spacious property offers the perfect blend of comfort, space, and flexibility.

The main house features

- 3 well-sized bedrooms
- 2 bathrooms
- Lounge
- dining room
- kitchen
- laundry

1-bedroom flatlet

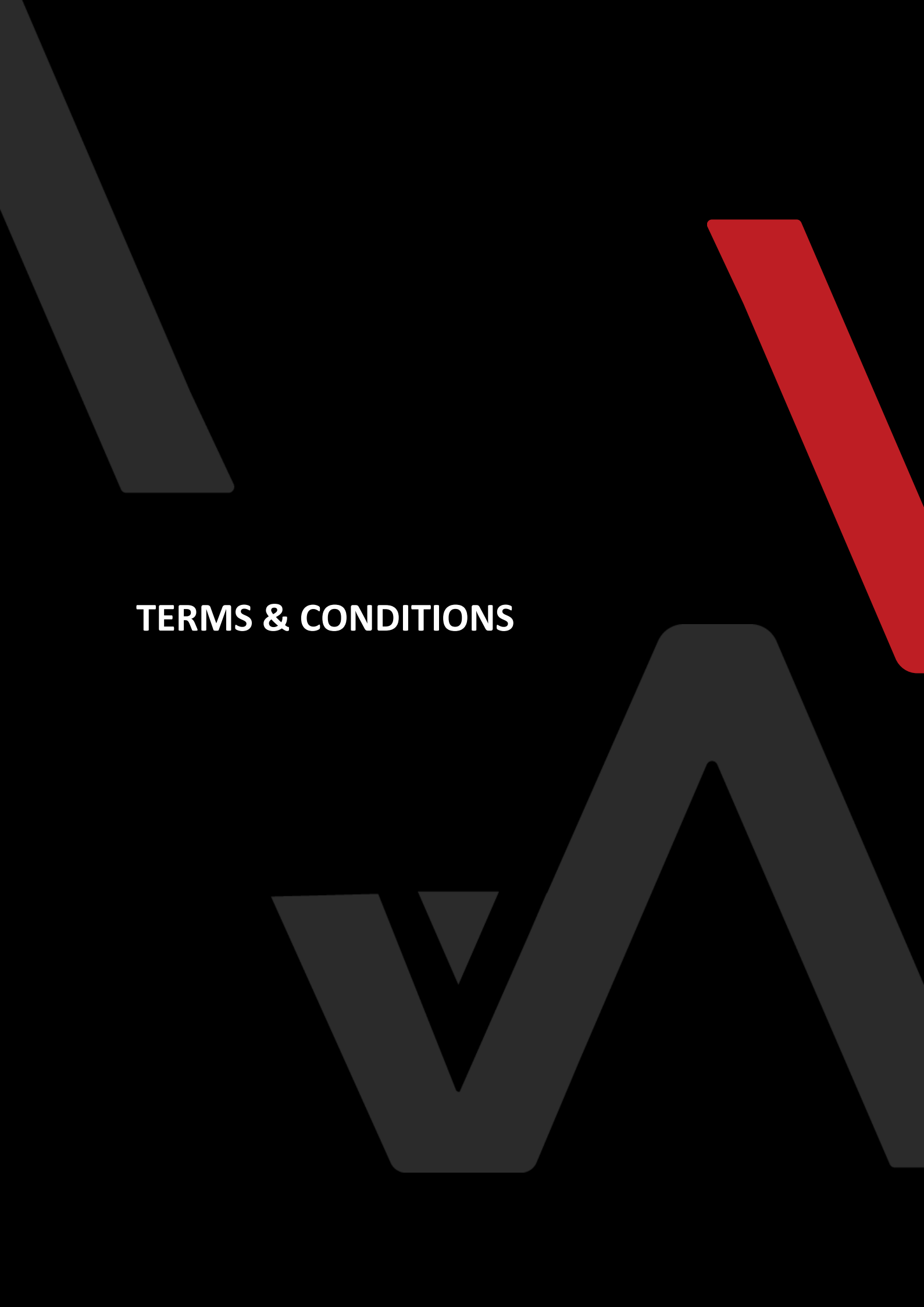
- lounge
- kitchen
- bathroom *is ideal for extended family, guests, or rental income.*

Set on a generous 1,245m<sup>2</sup> stand, this property also includes a single garage and is conveniently located close to major schools, shops, and transport routes.

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

### MUNICIPAL STATEMENT

|                           |           |       |       |        |  |       |        |       |        |
|---------------------------|-----------|-------|-------|--------|--|-------|--------|-------|--------|
| PROPERTY TAX RESIDENTIAL  |           |       |       |        |  |       | 698.46 | 0.00  | 698.46 |
| VA-VALUE-EXCLUSION        |           |       |       |        |  |       | 8.68   | 0.00  | 8.68   |
| REFUSE REMOVAL DOMESTIC 1 |           |       |       |        |  |       | 145.19 | 21.78 | 166.97 |
| SEWER INTERIM             | 210401349 | 0.000 | 0.000 | SE0450 |  | 0.000 | 0.00   | 0.00  | 0.00   |



## **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 5% deposit and buyers commission (VAT on commission only) 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: 15986LJ

Proof of payment: leonie@venditor.co.za



# VENDITOR

AUCTIONEERS



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