

VENDITOR

AUCTIONEERS



ONSITE AUCTION DECEASED ESTATE

AUCTION DATE:

THURSDAY 2 OCT 2025 @ 13:00

AUCTION ADDRESS:

23 MAMBA STREET
ELANDSRAND EXT 4 | BRITS



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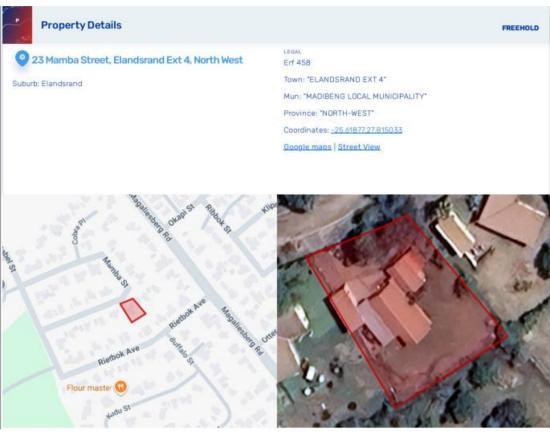
Disclaimer:

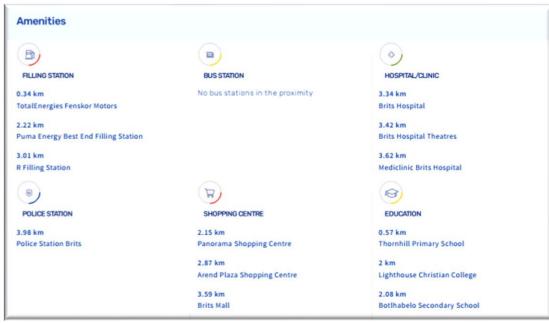
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LIGHTSTONE REPORT

VENDITOR AUCTIONEERS

LIGHTSTONE





PROPERTY DETAILS



PROPERTY DESCRIPTION

Family Home

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
- Outside room

Set on a generous 1062m² 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	1 1						361.68	0.00	361.68
VA-VALUE-EXCLUSION							8.68 -	0.00	8.68-
WATER INTERIM	HKD0529	0.000	0.000	WA0071	100000	19.000	374.89	56.23	431.12
REFUSE REMOVAL BUSINESS 1							176.47	26.47	202.94
SEWER INTERIM	HKD0529	0.000	0.000	SE0450		19.000	123.26	18.49	141.75
INTEREST							70.69	0.00	70.69

TERMS & CONDITIONS



- R 20 000.00 <u>Refundable registration fee</u> + 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 <u>5% deposit and buyers</u>
 <u>commission (VAT on commission only) of the purchase price</u>, which is payable on the fall of the hammer.
- The Offer is subject to a <u>Confirmation period</u>.
- After written acceptance, the buyer has <u>45 days to deliver guarantees</u>.
- The property is sold <u>voetstoots</u> as is.
- Occupation is on <u>Registration</u>.
- 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: 15987LJ

Proof of payment: leoniej@venditor.co.za



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