



# 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

## LIGHTSTONE

**Property Details**

FREEHOLD

**23 Mamba Street, Elandsrand Ext 4, North West**

Suburb: Elandsrand

LEGAL  
Erf 468

Town: "ELANDSRAND EXT 4"

Mun: "MADIBENG LOCAL MUNICIPALITY"

Province: "NORTH-WEST"

Coordinates: [-25.61877 27.815033](#)

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

**Amenities**

<b>FILLING STATION</b> 0.34 km TotalEnergies Fenskor Motors 2.22 km Puma Energy Best End Filling Station 3.01 km R Filling Station	<b>BUS STATION</b> No bus stations in the proximity	<b>HOSPITAL/CLINIC</b> 3.34 km Brits Hospital 3.42 km Brits Hospital Theatres 3.62 km Mediclinic Brits Hospital
<b>POLICE STATION</b> 3.98 km Police Station Brits	<b>SHOPPING CENTRE</b> 2.15 km Panorama Shopping Centre 2.87 km Arend Plaza Shopping Centre 3.59 km Brits Mall	<b>EDUCATION</b> 0.57 km Thornhill Primary School 2 km Lighthouse Christian College 2.08 km Botlhabelo Secondary School



## 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 1062m<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							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 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: 15987LJ

Proof of payment: leonie@venditor.co.za



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