



**VENDITOR**  
AUCTIONEERS



**INSOLVENT ESTATE**

**3-BED FAMILY RESIDENCE**

**8 PATRYS STREET, ATLASVILLE EXT 1**

**BOKSBURG, GAUTENG**

The logo features a large, stylized red 'V' with a smaller red 'A' nested within its upper right arm.

# VENDITOR

## A U C T I O N E E R S

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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**


# V VENDOR

## A U C T I O N E E R S



### Property Details

FREEHOLD

**8 Patrys Street, Atlasville Ext 1, Gauteng**


Suburb: Atlasville


LEGAL  
Erf 1301  
Township: "ATLASVILLE EXT 1"  
Mun: "CITY OF EKURHULENI METROPOLITAN MUNICIPALITY"  
Province: "GAUTENG"  
Coordinates: [-26.155986, 28.283953](#)  
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)  
**992 m<sup>2</sup>**

LAND SIZE (CADASTRAL)  
**993 m<sup>2</sup>**

LAST SALES DATE  
**2022/10/27**





### Amenities



#### FILLING STATION

- 0.53 km TotalEnergies
- 0.54 km Summerfields Convenience Centre
- 0.83 km Engen



#### POLICE STATION

- 2.3 km South African Police Service Academy Benoni
- 2.5 km Police South African Police Service - Northmead
- 4.29 km South African Police Service Airport Bonaero



#### BUS STATION

No bus stations in the proximity



#### SHOPPING CENTRE

- 0.55 km Summer Field Shopping Centre
- 0.96 km M & B Convenience Centre
- 1.09 km Alphen Park Centre



#### HOSPITAL/CLINIC

- 2.32 km MediCross
- 2.53 km Netcare Optiklin Eye Hospital
- 2.68 km Yolanda Tredoux Clinical Psychologist



#### EDUCATION

- 0.26 km Little People's Academy
- 0.16 km Eskom Expo For Young Scientists
- 0.2 km Mickey Mouse Nursery School



## PROPERTY DETAILS



## PROPERTY DESCRIPTION

The subject family residence is located within Atlasville, a suburb of Boksburg.

### Improvements of the Property comprises:

- Fitted Kitchen
- Lounge with sliding door leading to the outside
- Dining room
- TV Room
- Large Separate enclosed thatch roofing living area
- 3 Bedrooms (MES)
- Family Bathroom
- Double Garage & Double Carport

### Additional Features:

- Staff Quarters: 1 x Bedroom & 1 x Bathroom: (Toilet, single washbasin, shower)
- Lapa with built-in braai
- Swimming pool

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**Estimated Area Under Roof:** 250 m<sup>2</sup>

**Erf Size:** 992 m<sup>2</sup>

**Estimated Monthly Rates:** ± R 1 700.00 p/m



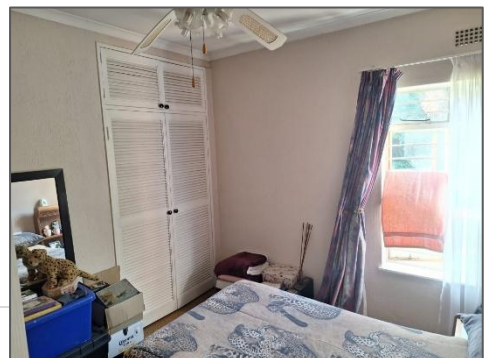
**PROPERTY PHOTOS**





# V VENDOR

## AUCTIONEERS







## TERMS & CONDITIONS

# **VENDITOR** AUCTIONEERS

- 10% Deposit payable upon signing of the agreement
- The Seller is Not VAT registered.
- The Offer is subject to the acceptance of the seller.
- After written acceptance, the buyer has 30 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: 16025NDB | Your Name

Proof of payment: [natasha@venditor.co.za](mailto:natasha@venditor.co.za)



# VENDITOR

## AUCTIONEERS



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