



**VENDITOR**  
AUCTIONEERS



**INSOLVENT ESTATE**

**PROPERTY ON A 414SQM STAND**

**483 MAKHOFE STREET**

**SOSHANGUVE Uu**

# V VENDOR

## 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 AUCTIONEERS

## LIGHTSTONE


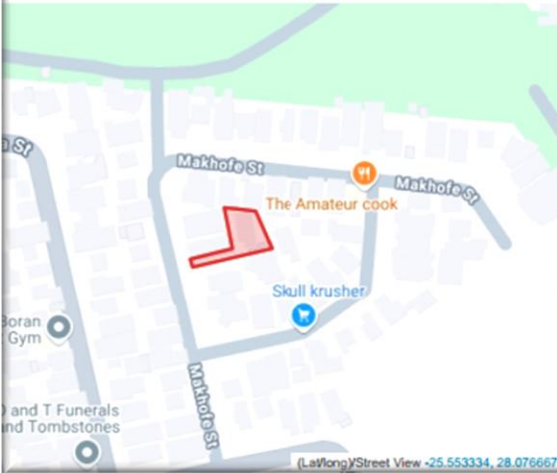
### Property Details

**483 Makhofe Street, Soshanguve-Uu, Gauteng**







Suburb: Soshanguve UU

LEGAL  
Erf 483 [AK9056 A11360/92]  
Town: "SOSHANGUVE-UU"  
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"  
Province: "GAUTENG"  
[Google maps](#) | [Street View](#)

**FREEHOLD**



### Amenities

 <b>FILLING STATION</b> 2.45 km Sasol Kruisfontein 3.63 km BP 3.72 km Sun Valley	 <b>BUS STATION</b> No bus stations in the proximity	 <b>HOSPITAL/CLINIC</b> 1.22 km Soshanguve Clinic 3 Block TT 3.03 km Maria Rantho Clinic 3.65 km K T Motubatse Community Health Clinic
 <b>POLICE STATION</b> 4.13 km Rietgat Police Station 4.53 km South African Police Service Soshanguve Police Station 5.03 km South African Police Service Mabopane Police Station	 <b>SHOPPING CENTRE</b> 1.15 km OK Centre Soshanguve TT 1.38 km Soshanguve Crossing Mall 1.41 km Soshanguve Crossing Mall	 <b>EDUCATION</b> 0.27 km Mampepu Early Learning Centre 0.25 km Shalom Primary School 0.3 km Ratanang Early Learning Centre



## PROPERTY DETAILS

### PROPERTY DESCRIPTION

This is a property situated on a 414sqm stand, offering great value and versatility for the right buyer.

Centrally located with easy access to major amenities, schools, transport routes, and shopping centres, this well-sized property provides comfortable living in a convenient and sought-after neighborhood.

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

**Any offers received will be submitted to the sellers for possible consideration**



# **TERMS AND CONDITIONS**

# **VENDITOR** AUCTIONEERS

- 10% Deposit and buyers commission (Vat on the commission only) is 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 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: 16017LJ

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





# VENDITOR

## AUCTIONEERS



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