



**VENDITOR**  
AUCTIONEERS



**INSOLVENT ESTATE**

**3 BEDROOM DOUBLE STOREY  
HOME**

**302 VILLA DE VIOLA**

**KENLEAF EXT 14 | BRAKPAN**

# VENDITOR AUCTIONEERS

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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, there is a dark gray chevron pointing downwards and to the right. In the top right, there is a red chevron pointing downwards and to the left. In the bottom right, there is a large, dark gray chevron pointing upwards and to the right. The text 'LIGHTSTONE REPORT' is centered in the middle of the page.

# LIGHTSTONE **REPORT**

## LIGHTSTONE

### Property Details

**302 Villa De Viola Street, Kenleaf Ext 14, Gauteng**

Estate: Villa De Viola  
Suburb: Kenleaf

**FREEHOLD**

LEGAL  
Erf 302

Township: "KENLEAF EXT 14"

Mun: "CITY OF EKURHULENI METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

Coordinates: [-26.252845, 28.356292](#)

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

### Amenities

#### FILLING STATION

- 0.95 km Expert Auto Services
- 0.97 km Dalpark Service Station
- 0.97 km Shell Select Dalpark Service Station

#### BUS STATION

No bus stations in the proximity

#### HOSPITAL/CLINIC

- 0.81 km Soqi Wellness Centre
- 0.87 km Life Healthcare Dalview Hospital
- 1.48 km Rene Institute The

#### POLICE STATION

- 1.92 km Metro Police
- 2.09 km South African Police Service
- Brakpan Police Station
- 4.78 km South African Police Service Kwa Thema Police Station

#### SHOPPING CENTRE

- 0.59 km Dalview Shopping Centre
- 1.01 km V C Shopping Centre
- 2.06 km Brakpan Plaza Shopping Centre

#### EDUCATION

- 0.32 km Brakanjan Nursery School
- 0.45 km Die Akker Rakker Kleuterskool
- 0.53 km Brakpan Aikido Centre



## PROPERTY DETAILS

### PROPERTY DESCRIPTION

#### Neat Double-Storey 3-Bedroom Home for Sale!

This spacious and modern home offers everything you need for comfortable family living:

##### Upstairs:

- 3 Bedrooms including a main bedroom with ensuite
- Second bathroom
- Study room, perfect for working from home

##### Downstairs:

- Lounge area
- Fully-equipped kitchen
- Double garage
- Guest toilet for convenience
- Swimming pool — perfect for relaxing and entertaining
- Entertainment area
- Built in braai
- Garden for outdoor enjoyment

**Stand size:** 512 sqm

Located close to major amenities, schools, and shopping centres, this home combines convenience with luxury.

Don't miss out on this incredible opportunity!

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

The background is a solid black field. It is decorated with several large, abstract geometric shapes. On the left, a dark gray chevron points downwards. On the right, a red chevron points upwards. At the bottom, there are more complex shapes, including a large dark gray chevron pointing upwards and a red chevron pointing downwards, along with smaller dark gray triangles.

## **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 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: 16012LJ

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



**VENDITOR**  
AUCTIONEERS



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