



VENDITOR
AUCTIONEERS



LIQUIDATION

MODERN 3 BEDROOM RESIDENCE

67 8TH AVENUE

RONDEBOSCH EAST

CAPE TOWN, WESTERN CAPE



VENDOR AUCTIONEERS

INDEX

Lightstone Report	4
Property Details	6
Property Photos	8
Terms & Conditions	10

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

Property DetailsFREEHOLD

 **67 8th Avenue, Cape Town, Western Cape**
Suburb: Rondebosch East

LEGAL
Erf 43898 [PTN OF 42945-AT CRAWFORD]
Town: "CAPE TOWN"
Mun: "CITY OF CAPE TOWN"
Province: "WESTERN CAPE"
Coordinates: [-33.971999;18.495859](#)
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)
519 m²

LAND SIZE (CADASTRAL)
521 m²

LAST SALES DATE
2017/08/15



Amenities



FILLING STATION

- 0.75 km
Shell Car Wash
- 1.23 km
Engen Kunshani Motors
- 1.4 km
Filling Station



POLICE STATION

- 1.56 km
South African Police Service Athlone Police Station
- 2.21 km
South African Police Service Lansdowne Police Station
- 2.52 km
South African Police Service Claremont Police Station



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 0.65 km
Willow Mead Centre
- 1.53 km
Hover-Board
- 1.64 km
Your Mementos



HOSPITAL/CLINIC

- 0.4 km
Willowmead Medical Centre
- 0.65 km
Theracare Health Centre
- 0.74 km
Dr P Reid



EDUCATION

- 0.23 km
Baby Bear Clubhouse
- 0.3 km
Keurboom Nursery School
- 0.4 km
Honeypots Preschool



PROPERTY DETAILS

PROPERTY DESCRIPTION

Discover Rondebosch East!

Nestled on the border of Cape Town's sought-after Southern Suburbs, Rondebosch East is a peaceful and well-established residential neighbourhood that offers a perfect blend of suburban comfort and urban convenience.

Located just a few minutes from major routes such as the M5 and Kromboom Road, residents enjoy easy access to the Cape Town CBD, airport, and surrounding suburbs including Rondebosch, Claremont, and Athlone.

The area is known for its family-friendly atmosphere, tree-lined streets, and a strong sense of community. Rondebosch East offers a variety of housing options — from charming older homes to modern redevelopments — making it ideal for first-time buyers, families, and investors alike.

This Newly Renovated, Modern Home Comprises:

- A Sleek, Open-Plan Kitchen with high-end fittings, gas-stove and ample cupboard space
- A Bright and Airy Lounge and Dining area
- 3 Spacious Bedrooms with built-in cupboards, air-con and laminated flooring
- 2 Stylish Bathrooms
- Court-Yard / Washing area
- Double Lock-up Hollywood Garage

Additional Features:

- Spacious Flatlet: Superstructure in Place (work in progress)
- Storage Room

The Property is move-in ready with quality finishes, porcelain tiles and down-lights throughout

This home offers the perfect balance of style, comfort, and functionality, ideal for families or professionals seeking a ready-to-live, low-maintenance property in the heart of Rondebosch East.

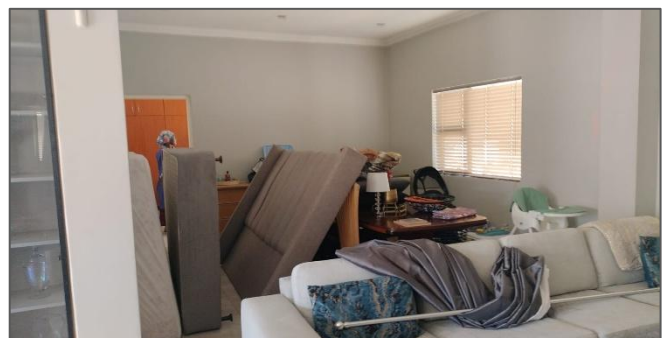
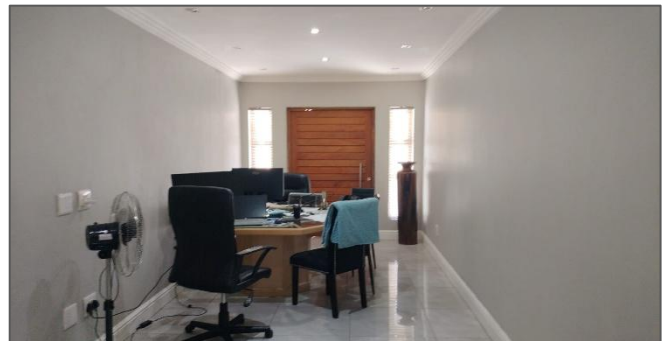
Extent:	519 m ²
Estimated Area Under Roof:	139 m ²
Monthly Rates:	± R 1 813.11 (Estimated)



PROPERTY PHOTOS

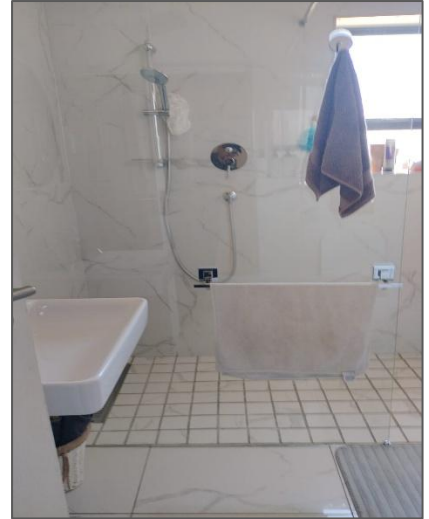
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A U C T I O N E E R S



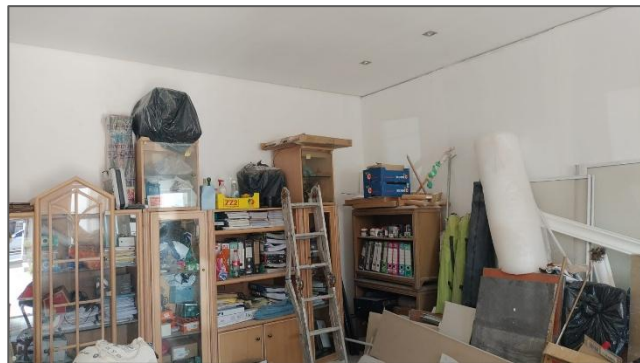
VA VENDOR

AUCTIONEERS



VA VENDOR

AUCTIONEERS





TERMS AND CONDITIONS

VENDITOR AUCTIONEERS

- 10% Deposit is payable upon signing of the agreement
- The Seller is Not VAT Registered. Transfer Duty Applies.
- 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: 15994NDB | Your name

Proof of payment: natasha@venditor.co.za



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