



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

3 BEDROOM RESIDENCE

**31 PONTA TOSCANA ESTATE
MONICA AVENUE, FLAMWOOD
KLERKSDORP**

VA VENDITOR

AUCTIONEERS

INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8

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 of errors or omissions in the information provided, whether due to negligence or otherwise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.

LIGHTSTONE REPORT

VA VENDITOR

AUCTIONEERS

Property Details

FREEHOLD

Flamwood Ext 21, North West

Estate: Ponta Toscana
Suburb: Flamwood

LEGAL
Erf 1816

Town: "FLAMWOOD EXT 21"
Mun: "SOUTHERN DISTRICT MUNICIPALITY"
Province: "NORTH-WEST"

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

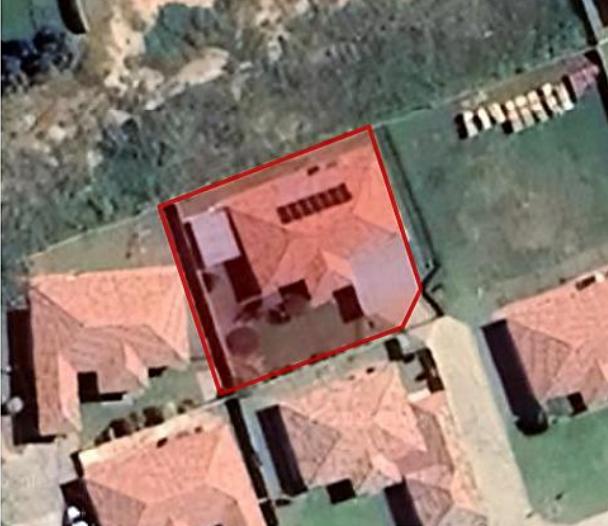
LAND SIZE (REGISTERED)
442 m²

LAND SIZE (CADASTRAL)
441 m²

LAST SALES DATE
2022/04/27

Monica Ave

(Lat/long)/Street View -26.837993, 26.701737



PROPERTY DETAILS

VA VENDITOR

AUCTIONEERS

IMPROVEMENTS

The subject Property comprises:

- Fitted Kitchen with scullery / laundry area
- Open plan Lounge/Dining Room
- 3 Bedrooms
- 2 Bathrooms (MES)
- Patio
- Double Carport
- Fenced Garden
- Outside Toilet

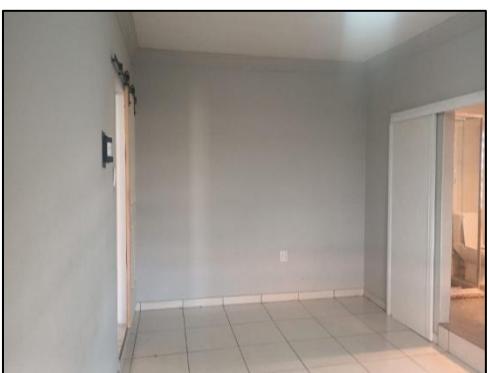
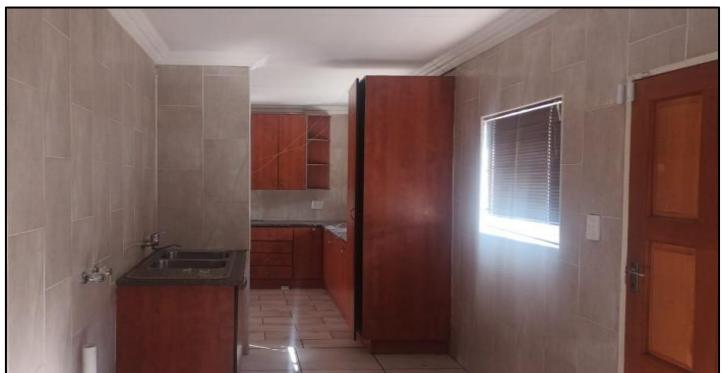
➤ Extent:	442m ²
➤ Levies:	R 800.00
➤ Rates:	R 730.17
➤ Refuse:	R 209.37
➤ Sewerage:	R 101.13

**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 Instructing Party for possible consideration.**

PROPERTY PHOTOS

VA VENDITOR

AUCTIONEERS



TERMS AND **CONDITIONS**

VA VENDITOR

AUCTIONEERS

TERMS AND CONDITIONS

- 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:

Vendor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15945NDB | Your Name

Proof of payment: natasha@vendor.co.za

VA

VENDITOR

AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za