



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

3 BEDROOM RESIDENCE

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



VENDITOR AUCTIONEERS

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Disclaimer:

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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

V VENDOR

A U C T I O N E E R S

P

Property Details

FREEHOLD

Flamwood Ext 21, North West

Estate: Ponta Toscana

Suburb: Flamwood

LAND SIZE (REGISTERED)

442 m²

LAND SIZE (CADASTRAL)

441 m²

LAST SALES DATE

2022/04/27

LEGAL


Erf 1816

Town: "FLAMWOOD EXT 21"


Mun: "SOUTHERN DISTRICT MUNICIPALITY"

Province: "NORTH-WEST"

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



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





PROPERTY DETAILS

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 |

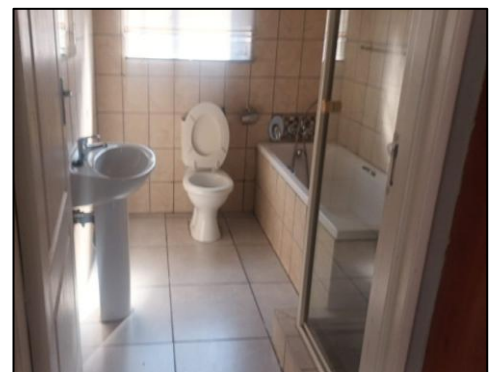
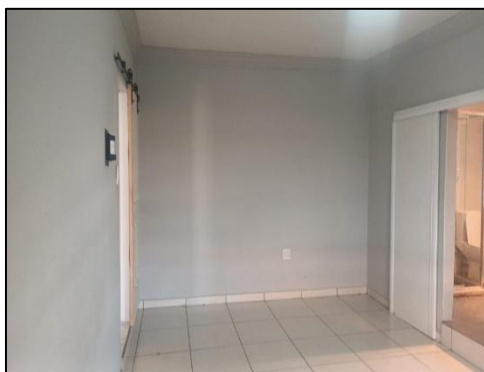
Viewing is only available by appointment, should you wish to view – feel free to contact our offices.
Any offers received will be submitted to the Instructing Party for possible consideration.



PROPERTY PHOTOS

V VENDOR

A U C T I O N E E R S





TERMS AND CONDITIONS

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:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15945NDB | Your Name

Proof of payment: natasha@venditor.co.za



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