



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

3-BED RESIDENTIAL DUPLEX

**UNIT 2 TABULAHOF
151 RIVER ROAD, MALANSHOF
RANDBURG, GAUTENG**



VENDITOR AUCTIONEERS

INDEX

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

Disclaimer:

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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

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Property Details

SECTIONAL TITLE

 **151 River Road, Malanshof Ext 5, Gauteng**

Sectional Title: SS TABULAHOF (74/1984)

Unit: 2

Suburb: Malanshof

LEGAL

Sect 2 of plan 74/1984

known as "TABULAHOF"

Situated at Erf 351

Town: "MALANSHOF EXT 5"

Mun: "CITY OF JOHANNESBURG"

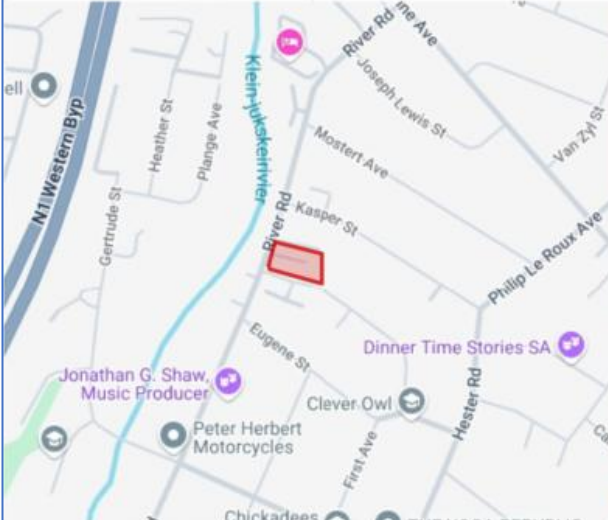
Province: "GAUTENG"


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

UNIT SIZE (REGISTERED)
139 m²


MOTHER ERF
4004 m²


LAST SALES DATE
2011/05/20








Amenities


**FILLING STATION**
0.8 km
Caltex
0.82 km
Caltex Rabie
0.92 km
Sasol Malanshof

**BUS STATION**
4.57 km
Gautrain Bus Stop - Republic Road - 11

**HOSPITAL/CLINIC**
1.12 km
Bromhof Veterinary Clinic
1.31 km
Bromhof Medical Centre
1.39 km
Nosa

**POLICE STATION**
2.57 km
Mareetsane Police Station
3.36 km
Randburg Police Station
3.48 km
South African Police Service Linden Police Station

**SHOPPING CENTRE**
0.44 km
Silver Pine Shopping Centre
0.48 km
Convenience Centre
0.78 km
Malanshof Shopping Centre

**EDUCATION**
0.47 km
Chickadees Nursery School
0.39 km
Seren House Cottage School
0.51 km
Randpark Ridge Montessori



PROPERTY DETAILS

IMPROVEMENTS

This well-appointed 3-bedroom residential duplex is situated in a secure complex in the heart of Malanshof. Malanshof is a sought-after suburb in Randburg, renowned for its family-friendly environment, strong sense of community, and safe, secure living.

Central to Randburg, offering convenience and access to amenities.

The Property comprises:

- Kitchen
- Open Plan Lounge/ Dining Room (leading out to the swimming pool)
- 3 Bedrooms
- 2 Bathrooms
- Patio
- Private Swimming Pool & Garden
- Single Lock-Up Garage with direct access into the property

➤ **Please note:** The property is in a run-down condition and requires cosmetic repairs and maintenance.

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- **Extent:** 98m²
 - **Levies:** ± R 1 257.97 (Estimated)
 - **Rates:** ± R 900.00 (Estimated)

**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 VENDOR

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TERMS AND CONDITIONS

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- 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: 15961NDB | Your Name

Proof of payment: natasha@venditor.co.za



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