



**VENDITOR**  
AUCTIONEERS



**INSOLVENT ESTATE**

**3-BED RESIDENTIAL DUPLEX**

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

# VA 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 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

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

Sectional Title: SS TABULAHOF (74/1984)

Unit: 2

Suburb: Malanshof

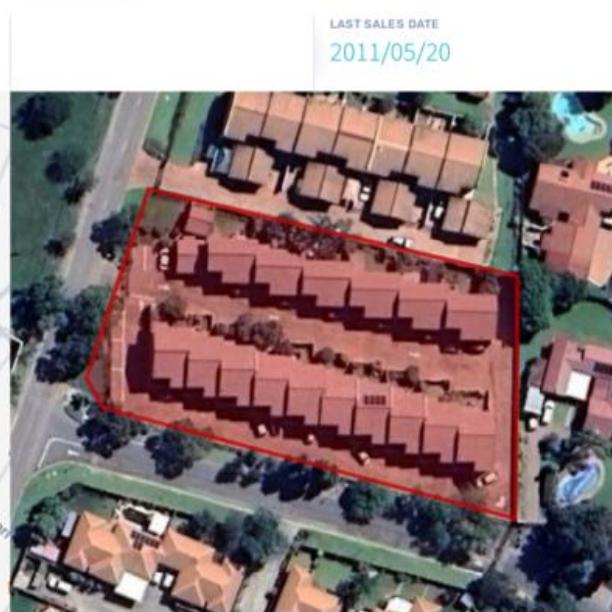
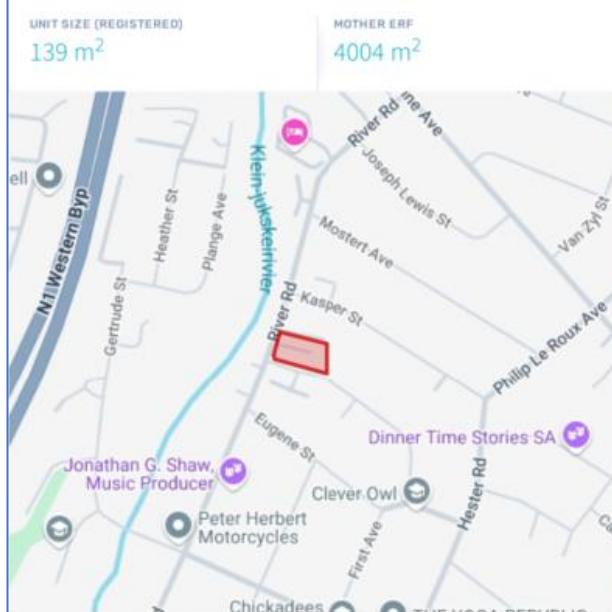
UNIT SIZE (REGISTERED) **139 m<sup>2</sup>**

MOTHER ERF **4004 m<sup>2</sup>**

LAST SALES DATE **2011/05/20**

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](#)



### 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

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### 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:** 98m<sup>2</sup>  
➤ **Levies:** ± R 1 257.97 (Estimated)  
➤ **Rates:** ± R 900.00 (Estimated)

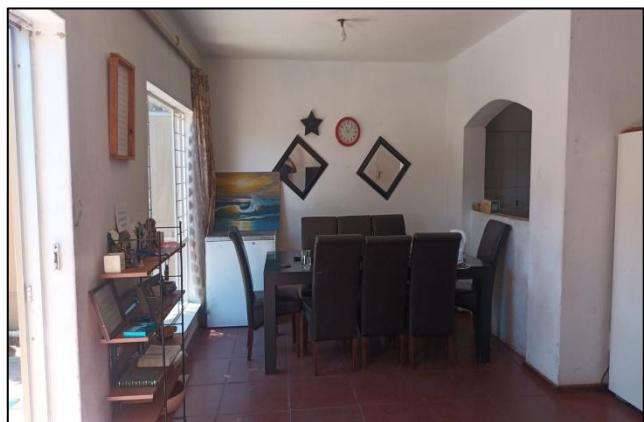
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**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.  
Any offers received will be submitted to the Instructing Party for possible consideration.**

## 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: 15961NDB | Your Name

Proof of payment: [natasha@vendor.co.za](mailto:natasha@vendor.co.za)

# VA

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## AUCTIONEERS



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Queenswood, Pretoria



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