



VENDITOR
AUCTIONEERS



DIVORCE ESTATE

3-BED APARTMENT

UNIT 8 BRIXTON (LOUSTON COURT)

CAROLINE STREET

BRIXTON, GAUTENG

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 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

Amenities		
 <p>FILLING STATION</p> <p>0.91 km Hursthill Motors</p> <p>1.13 km Garden City Quickfill</p> <p>1.27 km Campus Motors</p>	 <p>BUS STATION</p> <p>No bus stations in the proximity</p>	 <p>HOSPITAL/CLINIC</p> <p>0.12 km CareCross - High Street</p> <p>0.3 km Collins Saint - MediCross</p> <p>0.9 km Netcare Garden City Hospital</p>
 <p>POLICE STATION</p> <p>0.4 km Brixton Police Station - South African Police Service</p> <p>1 km South African Police Service Brixton Fying Squad</p> <p>2.12 km Police South African Police Service - Melville</p>	 <p>SHOPPING CENTRE</p> <p>0.28 km Protea Shopping Centre</p> <p>1.24 km Campus Square Centre Management</p> <p>1.36 km Campus Square</p>	 <p>EDUCATION</p> <p>0.21 km Said's Karate Gym</p> <p>0.16 km Seageng Secondary School</p> <p>0.16 km Jhb Institute Of Eng And Science</p>



PROPERTY DETAILS

IMPROVEMENTS

The subject Residential Unit is centrally located within Brixton, Johannesburg, in close proximity to all amenities.

The Unit comprises:

- Kitchen
- Lounge
- 3 Bedrooms
- 1 Bathroom
- Balcony

- **Please note:** The property is in a dilapidated condition and requires extensive repairs and maintenance.

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- **Extent:** 78m²
 - **Levies:** ± R 810.00 (Estimated)
 - **Rates:** ± R 500.00 (Estimated)

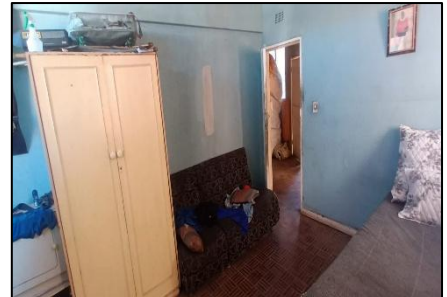
**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.
Any offers received will be submitted to the Instructing Party for possible consideration.**



PROPERTY PHOTOS

VA VENDOR

AUCTIONEERS





TERMS AND CONDITIONS

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- 5% Deposit & 10% Auctioneers Commission plus VAT on Commission 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: 15943NDB | Your Name

Proof of payment: natasha@venditor.co.za



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