



**VENDITOR**  
AUCTIONEERS



**INSOLVENT ESTATE**

**3 BEDROOM UNIT**

**UNIT 2, DOOR 102 FERN GATE**

**70 HILL STREET**

**FERNDALE**

**RANDBURG**

# VA VENDITOR

## AUCTIONEERS

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#### **Disclaimer:**

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# LIGHTSTONE REPORT

# VA VENDITOR

## AUCTIONEERS

LIGHTSTONE

### Property Details

**70 Hill Street South, Ferndale, Gauteng**

Sectional Title: SS FERNGATE (31/1978)

Unit: 2

Suburb: Ferndale

LEGAL  
Sect 2 of plan 31/1978  
known as "FERNGATE"

Situated at Ptn 4 [SKEMA 107A/82]

Erf 1634

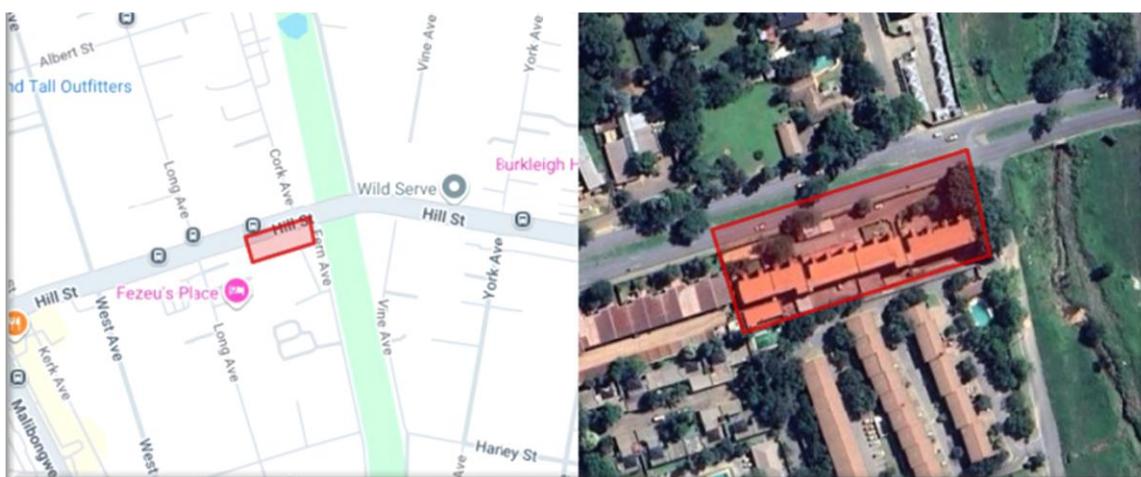
Township: "FERNDALE"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

Coordinates: [26.091872,27.989208](#)

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



### Amenities

<b>FILLING STATION</b>	<b>BUS STATION</b>	<b>HOSPITAL/CLINIC</b>
0.16 km Filling Station	2.75 km Gautrain Bus Stop - Republic Road - 11	0.74 km Papillon Psychiatric Recovery Centre
0.39 km Sasol Ferndale	4.18 km Gautrain Bus Stop - Ballyclare Drive - 24	0.82 km Nit-Pickers The
0.58 km Malibongwe Dr	4.23 km Gautrain Bus Stop - Ballyclare Drive - 11	1.16 km The Fitness Faculty
<b>POLICE STATION</b>	<b>SHOPPING CENTRE</b>	<b>EDUCATION</b>
1.25 km Mareetsane Police Station	0.46 km Praegville Shopping Centre	0.1 km Laugh Learn Ferndale
1.84 km Randburg Police Station	0.53 km Appleby's Market	0.34 km Smiley Kids Randburg
3.03 km Blairgowrie Residents Against Crime	0.56 km The Clubhouse Shopping Centre	0.14 km Radley College

## PROPERTY DETAILS

# VA VENDITOR

## AUCTIONEERS

### PROPERTY DESCRIPTION

#### 3-Bedroom Unit in a Convenient Location

This well-laid-out 3-bedroom unit offers comfortable living with all the essentials for modern family life. Features include:

- 3 bedrooms, including a main with ensuite
- Second full bathroom
- Functional kitchen
- Open-plan lounge and dining area
- Single lock-up garage

**Unit size:** 110 sqm

Perfectly positioned close to major amenities, this unit combines convenience, comfort, and low-maintenance living. Ideal for families, first-time buyers, or anyone looking for a practical home.

**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 sellers for possible consideration**

# TERMS AND CONDITIONS

# VA VENDITOR

## AUCTIONEERS

- 10% Deposit payable upon signing of the agreement.
- The Seller appears Not to be 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: 16073LJ

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

# VA VENDITOR AUCTIONEERS



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