



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

3 BEDROOM UNIT

UNIT 2, DOOR 102 FERNGATE

70 HILL STREET

FERNDAL

RANDBURG

V VENDOR

A U C T I O N E E R S

INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8

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. In the bottom left, a dark gray chevron points downwards and to the right.

LIGHTSTONE **REPORT**

V VENDOR AUCTIONEERS

LIGHTSTONE

Property Details

70 Hill Street South, Ferndale, Gauteng

Sectional Title: SS FERNGATE (31/1978)

Unit: 2

Suburb: Ferndale

SECTIONAL TITLE

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

Situated at Ptn 4 [SKEMA 107A/82]

Erf 1634

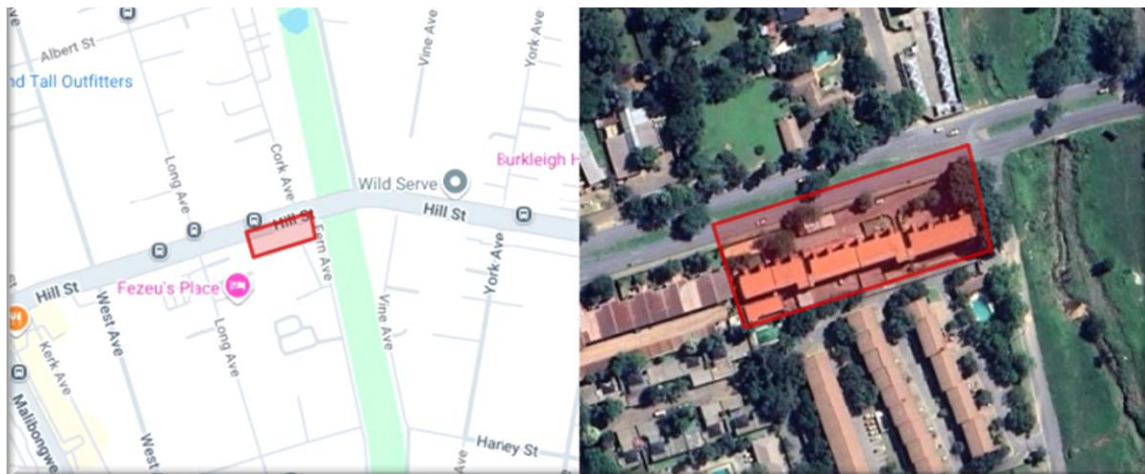
Township: "FERNDALE"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

Coordinates: [-26.091872 27.989208](#)

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



Amenities

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



PROPERTY DETAILS

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

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:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16073LJ

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



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