



**VENDITOR**  
AUCTIONEERS



**DECEASED ESTATE**

**2 BEDROOM HOME**

**15 OCTOPUS ROAD**

**MITCHELLS PLAIN**

**STRANDFONTEIN**

# 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

### LIGHTSTONE

#### Property Details

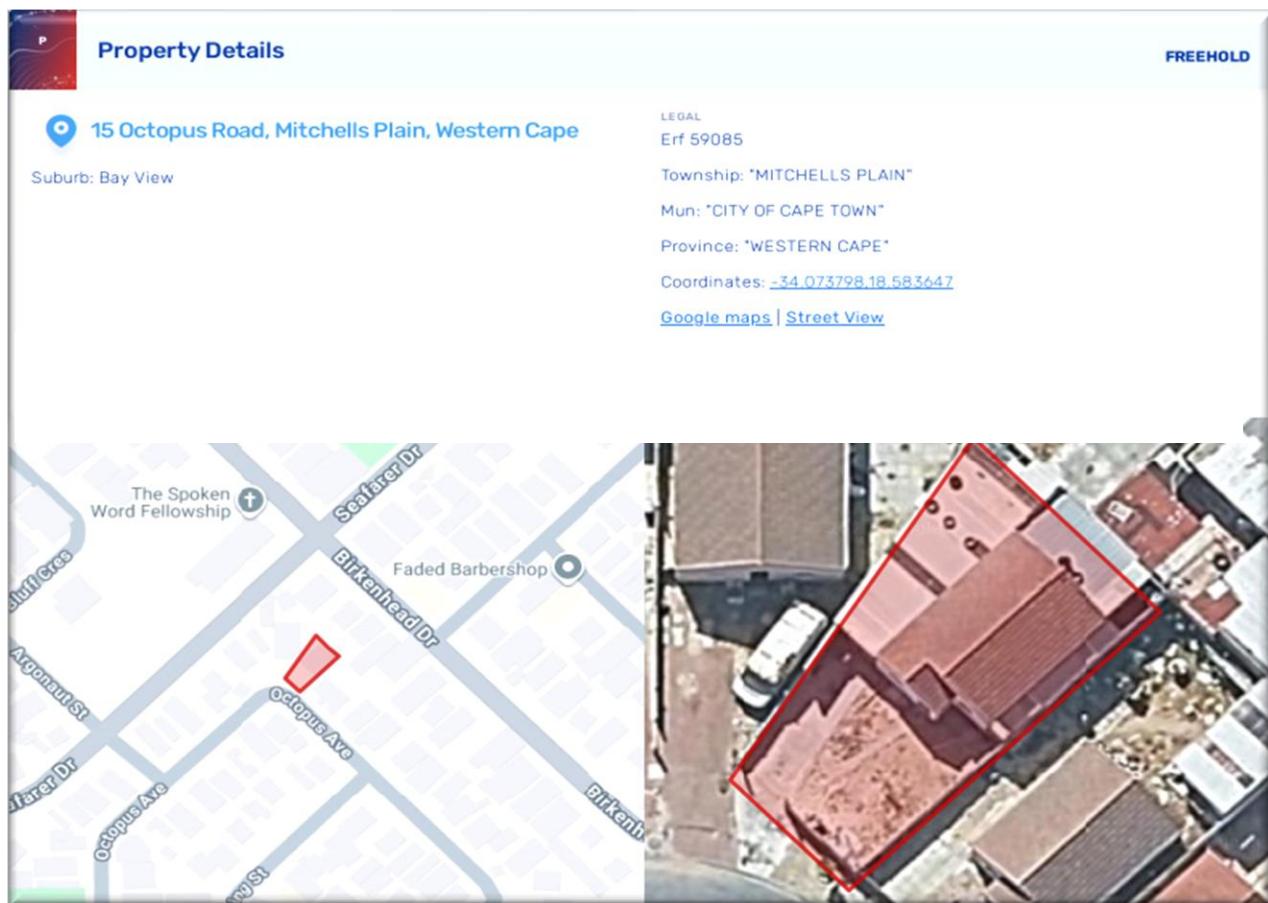
**FREEHOLD**

**15 Octopus Road, Mitchells Plain, Western Cape**

Suburb: Bay View

LEGAL  
Erf 59085

Township: "MITCHELLS PLAIN"  
Mun: "CITY OF CAPE TOWN"  
Province: "WESTERN CAPE"  
Coordinates: [-34.073798,18.583647](#)  
[Google maps](#) | [Street View](#)



#### Amenities

 <b>FILLING STATION</b>	 <b>BUS STATION</b>	 <b>HOSPITAL/CLINIC</b>
0.51 km Sea View Service Station	No bus stations in the proximity	2.67 km Strandfontein Clinic
1.21 km BP Wavecrest Motors		3.09 km Westridge Public Clinic
1.88 km Strandfontein Service Station		4.34 km Mitchells Plain Hospital
 <b>POLICE STATION</b>	 <b>SHOPPING CENTRE</b>	 <b>EDUCATION</b>
0.65 km South African Police Service	2.76 km Rocklands Centre	0.64 km ABC Educare Centre
Strandfontein Police Station	3.21 km Wave Rest Plaza	0.33 km The Traffic House
4.87 km South African Police Service - Melkbos Street	3.27 km Bangladesh Centre	0.67 km Llewellyn Williams
 <b>BEACH</b>		
0.88 km Blue Waters Beach		
2.91 km Mnandi Surf Lifesaving		
3.54 km Mnandi Beach		

## PROPERTY DETAILS

# VA VENDITOR

## AUCTIONEERS

### PROPERTY DESCRIPTION

This property consists of

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Lounge

Stand size: 200sqm

This property is situated close to major amenities.

**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 and Buyers 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 purchaser, not the seller.

### **KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:**

Vendor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16061L

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

# VA VENDITOR AUCTIONEERS



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