



**VENDITOR**  
AUCTIONEERS



**INSOLVENT ESTATE**

**ALL IN ONE 3-BEDROOM FAMILY HOME  
(SPACE, COMFORT & ENTERTAINMENT)**

**48 BOEKENHOUT RD  
DORINGKRUIN, KLERKSDORP**



# VENDITOR

## A U C T I O N E E R S

### INDEX

Lightstone Report	4
Property Details	6
Property Photos	8
Terms & Conditions	10

**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.



**LIGHTSTONE REPORT**

# VENDOR AUCTIONEERS

## Property Details FREEHOLD

**48 Boekenhout Road, Doringkruin, North West**

Suburb: Doringkruin

LEGAL

Erf 564

Township: "DORINGKRUIN"

Mun: "CITY OF MATLOSANA"

Province: "NORTH-WEST"

Coordinates: [-26.816016, 26.689516](#)

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

LAND SIZE (REGISTERED)

1724 m<sup>2</sup>

LAND SIZE (CADASTRAL)

1741 m<sup>2</sup>

LAST SALES DATE

2021/07/05



### Amenities



FILLING STATION

- 2.38 km Engen Flamwood Convenience
- 2.54 km Filling Station
- 3.77 km Impala Station



POLICE STATION

No police stations in the proximity



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 0.1 km Convenience Centre
- 2.53 km Leopards & Lillies Centre
- 2.56 km Wilkoppies Shopping Centre



HOSPITAL/CLINIC

- 0.43 km Isme Oberholzer Education Psychologists
- 1.87 km Dr Ap Botha
- 1.87 km Dr J White



EDUCATION

- 0.12 km Brian Kenneth School Of Performing Arts
- 0.33 km Crescat Scientia
- 0.66 km Art By BeaP



**PROPERTY DETAILS**

### PROPERTY DESCRIPTION

Set on a prime corner stand, this generously proportioned 3-bedroom family home offers the perfect blend of comfort and entertainment. Conveniently located close to local amenities, the home comprises:

#### ❖ Main House:

- Practical Kitchen with built-in cupboards, double oven, stove, scullery and laundry area
- Lounge & Dining Room
- Additional Lounge area
- Sunroom
- 3 Spacious, Sunny Bedrooms, all with built-in cupboards
- 2 Bathrooms (MES)
- Large Enclosed Entertainment area with a built-in braai

#### ❖ Additional Features:

- Inviting swimming pool surrounded by a generously sized, beautifully manicured garden with an irrigation system
- Double Garage with neatly paved driveway, and electric automated gate
- Additional Shaded Parking
- Staff Quarters / Storeroom & Toilet

#### ❖ Excellent Security:

- High boundary walls
- Electric fencing
- Security Gates
- Alarm System

This property is an excellent investment with great potential – don't miss out on this opportunity!

---

<b>Extent:</b>	1724 m <sup>2</sup>
<b>Estimated Area Under Roof:</b>	235 m <sup>2</sup>
<b>Monthly Rates:</b>	± R 1 252.50 (Estimated)
<b>Refuse:</b>	± R 218.58 (Estimated)
<b>Sewerage:</b>	± R 213.98 (Estimated)

---



**PROPERTY PHOTOS**

# V VENDOR

## AUCTIONEERS





**TERMS AND CONDITIONS**



# VENDITOR

## A U C T I O N E E R S

- 10% Deposit is payable upon signing of the agreement
- The Seller is Not VAT Registered. Transfer Duty Applies.
- 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: 16087NDB | Your name

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



# VENDITOR

## AUCTIONEERS



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



[monique@venditor.co.za](mailto:monique@venditor.co.za)



[venditor.co.za](http://venditor.co.za)