



**VENDITOR**  
AUCTIONEERS



**INSOLVENT ESTATE | ONSITE**

**AUCTION DATE:**

**THURSDAY 16 APRIL 2026 @ 11AM**

**AUCTION ADDRESS:**

**UNIT 30 LABORIE**

**152 ALETHEA STREET**

**DIE HOEWES | CENTURION**

## CONTENTS

Lightstone & Locality	4
Improvements	6
Municipal Account	7
Auction Terms and Conditions	9

### **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**

## LIGHTSTONE

**Property Details**
**SECTIONAL TITLE**

**Jr, Gauteng**

Sectional Title: SS LABORIE (1182/1996)

Unit: 30

Suburb: Die Hoewes

LEGAL

Sect 30 of plan 1182/1996

known as "LABORIE"

Situated at Ptn 9

Farm 359 "HIGHLANDS" Portion 9

Reg Div: "JR"

Province: "GAUTENG"

Coordinates: [-25.83209128,19334](#)

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

UNIT SIZE (REGISTERED)

**132 m<sup>2</sup>**

MOTHER ERF

**22094 m<sup>2</sup>**

LAST SALES PRICE

**R1 355 000**

LAST SALES DATE

**2017/08/21**

### Amenities

<p><b>FILLING STATION</b></p> <ul style="list-style-type: none"> <li>0.62 km Engen</li> <li>1.15 km BP</li> <li>1.43 km Sasol Jean Avenue</li> </ul>	<p><b>BUS STATION</b></p> <p>No bus stations in the proximity</p>	<p><b>HOSPITAL/CLINIC</b></p> <ul style="list-style-type: none"> <li>0.48 km Netcare Hospitals Pty</li> <li>0.57 km Lyttelton Clinic</li> <li>0.6 km Go Health Familv &amp; Travel Medicine</li> </ul>
<p><b>POLICE STATION</b></p> <ul style="list-style-type: none"> <li>0.41 km Lyttelton Police Station</li> <li>0.94 km South African Police Service</li> <li>Lyttelton Police Station</li> <li>1.33 km Tshwane Metro Police Department</li> </ul>	<p><b>SHOPPING CENTRE</b></p> <ul style="list-style-type: none"> <li>0.63 km The Highlanders Shopping Centre</li> <li>0.7 km Selbourne Centre</li> <li>1.17 km Magnolia Centre</li> </ul>	<p><b>EDUCATION</b></p> <ul style="list-style-type: none"> <li>0.37 km Zoom-By-Kie Crèche</li> <li>0.26 km Mr Gnome Children Day Care</li> <li>0.37 km Grace Secondary School</li> </ul>



**PROPERTY DETAILS**

### PROPERTY DESCRIPTION & ASSETS

#### 3-Bedroom Townhouse

This unit offers comfortable and convenient living in a great location close to major amenities.

#### Property Features:

- 3 Bedrooms
- 2 Bathrooms
- Open Lounge and Dining Area
- Kitchen
- Double Garage

Unit Size: 132m<sup>2</sup>

This property is ideally located near shopping centers, schools, and main transport routes, making it perfect for families or professionals looking for convenience and comfort.

**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.**

### MUNICIPAL STATEMENT

Miscellaneous Charges	1,131.36	0.00	1,131.36
Property Rates	1,513.83	0.00	1,513.83
<b>Total Current Levy (B)</b>	<b>2,645.19</b>	<b>0.00</b>	<b>2,645.19</b>

Invoice INV03168 (Line 1)	Levies	1520.68
Invoice INV03168 (Line 2)	CSOS Levies	20.41



# TERMS & CONDITIONS

# V VENDOR

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

- R 20 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction. Pre-registration is required.
- The successful bidder on auction, will be liable for the payment of 10% deposit and buyers commission plus VAT only on the commission of the purchase price, which is payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- 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: 16022LJ

Proof of payment: leonie@venditor.co.za



**VENDITOR**

AUCTIONEERS



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za