



VENDITOR
AUCTIONEERS



DISTRESSED SALE

3-BED RESIDENCE

**3 TITANIUM STREET, LENASIA SOUTH
JHB, GAUTENG**



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 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

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Property Details

FREEHOLD

3 Titanium Street, Lenasia South Ext 7, Gauteng

Suburb: Lenasia South Ext 7

LEGAL
Erf 3354

Town: "LENASIA SOUTH EXT 7"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)
662 m²

LAND SIZE (CADASTRAL)
663 m²

LAST SALES DATE
1993/08/06

(Lat/long)/Street View -26.416631, 27.873011

Amenities

<div style="text-align: center; margin-bottom: 10px;"> </div> <p>FILLING STATION</p> <ul style="list-style-type: none"> 1.75 km Sheffield Service Station 2.49 km BP South 3.23 km Engen Siyaya Retail Centre 	<div style="text-align: center; margin-bottom: 10px;"> </div> <p>BUS STATION</p> <p>No bus stations in the proximity</p>	<div style="text-align: center; margin-bottom: 10px;"> </div> <p>HOSPITAL/CLINIC</p> <p>No hospitals in the proximity</p>
<div style="text-align: center; margin-bottom: 10px;"> </div> <p>POLICE STATION</p> <ul style="list-style-type: none"> 2.78 km South African Police Service Lenasia South 2.84 km South African Police Service Lenasia South Police Station 3.03 km Police South African Police Service - Orange Farm 	<div style="text-align: center; margin-bottom: 10px;"> </div> <p>SHOPPING CENTRE</p> <ul style="list-style-type: none"> 1.79 km Sheffield Plaza Shopping Centre 2.38 km Orient Shopping Centre 2.52 km Kiasha Park Shopping Centre 	<div style="text-align: center; margin-bottom: 10px;"> </div> <p>EDUCATION</p> <ul style="list-style-type: none"> 0.18 km Al-Furqaan Islamic Centre 0.65 km Hope For Future Ecd 0.77 km Hope For Future Ecd Phumula



PROPERTY DETAILS

IMPROVEMENTS

The subject Residential Property is located within Lenasia South, a residential township located in the southern part of Johannesburg, in close proximity to local shopping centres, schools, taxi and bus transport, and other local all amenities.

The Property comprises:

- Fitted Kitchen
- Lounge / Dining Area
- 3 Bedrooms
- 1 Bathroom
- Staff Quarters / Flatlet
- Parking

➤ **Please note:** The property requires refurbishment and maintenance.

-
- **Extent:** 662m²
 - **Rates:** ± R 433.49 (Estimated)

**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 Instructing Party for possible consideration.**



PROPERTY PHOTOS

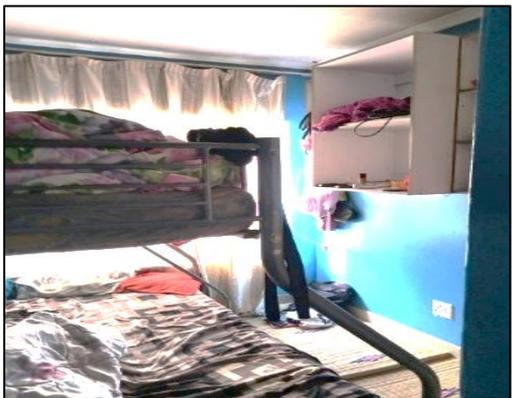
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TERMS AND CONDITIONS

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- 5% Deposit & 10% Auctioneers Commission plus VAT on 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 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: 15939NDB | Your Name

Proof of payment: natasha@venditor.co.za



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