



**VENDITOR**  
AUCTIONEERS



**INSOLVENT ESTATE**

**1 BEDROOM APARTMENT**

**UNIT 103 (DOOR 703) HOLLARD PLACE  
JEFF MASEMOLA ST, SUNNYSIDE  
PRETORIA CBD**



# 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**

# V VENDOR

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

### Property Details

SECTIONAL TITLE

**323 Jeff Masemola Street, Pretoria, Gauteng**

Sectional Title: SS HOLLARD PLACE (33/1981)

Unit: 103

Suburb: Pretoria Central

LEGAL

Sect 103 of plan 33/1981

known as "HOLLARD PLACE"

Situated at Erf 3029

Township: "PRETORIA"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

Coordinates: [-25.755258 28.195124](#)

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

UNIT SIZE (REGISTERED)

37 m<sup>2</sup>

MOTHER ERF

3477 m<sup>2</sup>

LAST SALES DATE

2010/07/10



### Amenities



#### FILLING STATION

- 0.13 km Berea Motors
- 0.4 km Caltex Smith Auto
- 0.45 km Engen Berea City Van Der Walt Street



#### POLICE STATION

- 0.64 km South African Police Services Railway
- 0.73 km South African Police Service Criminal Record Centre Pretoria
- 0.83 km Temba Police Station



#### BUS STATION

- 0.66 km Bosman Gautrain Station



#### SHOPPING CENTRE

- 0.5 km Bergsig Shopping Centre
- 0.55 km Fountains Motown Shopping Centre
- 0.55 km Sunny Oasis Centre



#### HOSPITAL/CLINIC

- 0.52 km Ear Nose Throat ENT Hospital
- 0.64 km College Medical Centre
- 0.69 km Mens Clinic International



#### EDUCATION

- 0.07 km Read Day Care Centre And Pre School
- 0.25 km Pretoria Primary School
- 0.17 km Klein Treetjies Kleuterskool



**PROPERTY DETAILS**

### PROPERTY DESCRIPTION

Lock-Up & Go Unit, on the 7<sup>th</sup> Floor, in a 24-hr Secure Building, located in Pretoria Central, comprising:

- Kitchen
  - Lounge
  - 1 Bedroom
  - 1 Bathroom
  - Single Parking
- The unit is in fair condition and requires only minor cosmetic repairs and general maintenance, offering good potential for improvement.

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<b>Extent:</b>	73m <sup>2</sup>
<b>Monthly Rates:</b>	± R 410.00 (Estimated)
<b>Monthly Levies:</b>	± R 900.00 (Estimated)

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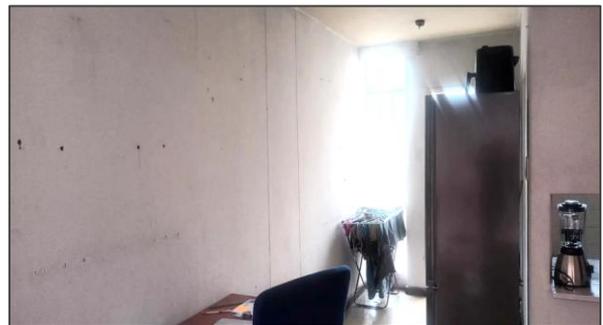
**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.  
Any offers received will be submitted to the Insolvency Practitioner and Creditor for consideration.**



**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: 16100NDB | 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)