



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

2-BED GROUND FLOOR DUPLEX

**IDEAL RENOVATION & INVESTMENT
OPPORTUNITY**

UNIT 41, SUNSET CLOSE

101 BERGER RD, VORNA VALLEY

MIDRAND



VENDITOR

A U C T I O N E E R S

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LIGHTSTONE REPORT

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Property Details SECTIONAL TITLE

101 Berger Road, Vorna Valley Ext 59, Gauteng

Sectional Title: SS SUNSET CLOSE (910/1997)

Unit: 41

Suburb: Vorna Valley

LEGAL

Sect 41 of plan 910/1997

known as "SUNSET CLOSE"

Situated at Erf 2014

Township: "VORNA VALLEY EXT 59"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

Coordinates: [-26.006785,28.106414](#)

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

UNIT SIZE (REGISTERED)

70 m²

MOTHER ERF

9677 m²

LAST SALES DATE

2004/08/30



Amenities



FILLING STATION

- 0.81 km Sasol Waterfall
- 0.91 km TotalEnergies Campbells Service Station
- 0.94 km Waterfall Convenience Centre



POLICE STATION

- 2.03 km S.A.P.S Midrand



BUS STATION

- 0.87 km Gautrain Bus Stop
- 2.68 km Gautrain Bus Stop



SHOPPING CENTRE

- 0.39 km Future Technologies & Electrical
- 0.91 km Firstshop
- 1.03 km Nagiahs Mall



HOSPITAL/CLINIC

- 0.6 km Marks Sports Therapy And Hyperbaric Centre
- 0.72 km Dr Warwick Phipps
- 0.8 km K C I Medical Sa Ltd



EDUCATION

- 0.13 km 345 Nursery School
- 0.13 km 345 Nursery School
- 0.09 km Angel Tots



PROPERTY DETAILS

PROPERTY DESCRIPTION

Centrally located within Vorna Valley, Midrand, in close proximity to shopping centres, Gautrain Bus Stop, and other local amenities.

The subject Ground Floor Duplex, comprises:

- Open Plan Kitchen & Lounge
- 2 Bedrooms
- 1 Bathroom
- Storage Room
- Enclosed Patio
- Carport
- Private Garden

➤ **Please note:** The unit is severely neglected condition and requires significant refurbishment and maintenance.

Extent:	70 m ²
Monthly Rates:	± R 450.00 (Estimated)
Monthly Levies:	± R 900.00 (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 Insolvency Practitioner and Creditor for consideration.**



PROPERTY PHOTOS

VA VENDOR

AUCTIONEERS



V VENDOR

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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: 16101NDB | Your name

Proof of payment: natasha@venditor.co.za



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