VENDITOR
AUCTIONEERS

DECEASED ESTATE

Double-Storey 3-Bedroom Home

ERF 1225 MERAFONG STREET

SIMUNYE | WESTONARIA

VENDITOR AUCTIONEERS

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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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LIGHTSTONE

Property Details

FREEHOLD

1225 Merafong Street, Simunye, Gauteng

Suburb: Simunye

LEGAL

Erf 1225

Township: "SIMUNYE"

Mun: "RAND WEST CITY LOCAL MUNICIPALITY"

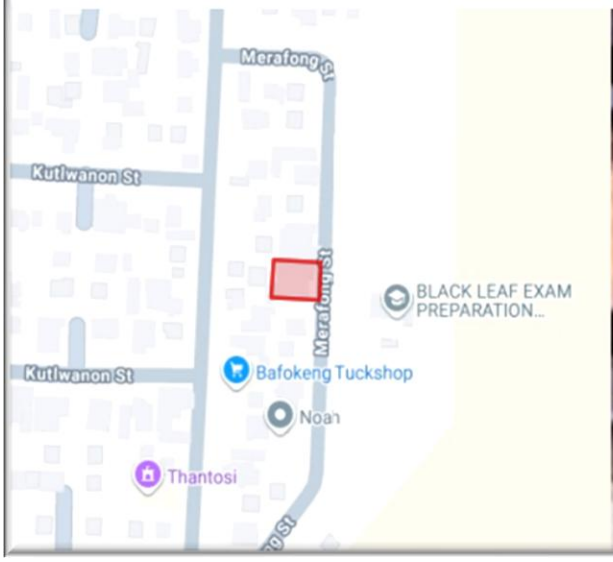
Province: "GAUTENG"

Coordinates: -26.323148,27.685385

Google maps | Street View

LAND SIZE (REGISTERED)

300 m^2



Amenities

FILLING STATION

1.95 km	Waterpan Truck Inn
3.17 km	Zenex Westonaria
3.19 km	Shell

BUS STATION

No bus stations in the proximity

HOSPITAL/CLINIC

3.26 km	Sisonke Health Medical Scheme
3.3 km	West Rand Apteek Clinic
3.39 km	Westonaria Clinic

POLICE STATION

3.49 km	South African Police Service - Westonaria
4.23 km	South African Police Service Bekkersdal
4.26 km	South African Police Service

SHOPPING CENTRE

3.19 km	Westonaria Shopping Centre
3.27 km	The Elizabeth Centre
3.32 km	Davies Convience Store

EDUCATION

0.49 km	Lesedi Educare Centre
0.8 km	Izanokhanyo Primary School
0.22 km	T M Letlhake Senior Secondary School

PROPERTY DETAILS

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PROPERTY DESCRIPTION

This spacious double-storey home offers comfortable family living with well-designed spaces throughout.

Ground Floor:

- Lounge
- Dining room
- Kitchen
- Guest bedroom with en-suite bathroom
- Separate guest toilet

Second Floor:

- Two lounges
- Balcony with built-in braai
- Two bedrooms, including a main bedroom with en-suite bathroom
- Second bathroom

Additional Features:

- Double garage
- Storeroom
- Outside toilet

Stand Size: 300 sqm

The property is conveniently located close to major amenities, making it an excellent choice for families seeking space and comfort.

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 sellers for possible consideration

TERMS AND CONDITIONS

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- 10% Deposit and Buyers Commission plus VAT on the commission only is payable upon signing of the agreement
- The Seller appears not to be registered for VAT.
- 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 purchaser, not the seller.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16099LJ

Proof of payment: leoniej@venditor.co.za

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199 Gordon Rd
Queenswood, Pretoria

+27 (0)12 403 8360

monique@venditor.co.za

venditor.co.za