



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

3-BED RESIDENCE

**IDEAL RENOVATION & INVESTMENT
OPPORTUNITY**

**4 HENDRIK VERWOERD DRIVE
KINROSS EXT 11, MPUMALANGA**



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:

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LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

Property Details
FREEHOLD

4 Hendrik Verwoerd Drive, Kinross Ext 11, Mpumalanga

Suburb: Kinross

LEGAL
Erf 1264

Township: "KINROSS EXT 11"

Mun: "GOVAN MBEKI LOCAL MUNICIPALITY"

Province: "MPUMALANGA"



Coordinates: [-26.424901, 29.104848](#)

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

LAND SIZE (REGISTERED)
1140 m²

LAND SIZE (CADASTRAL)
1141 m²

LAST SALES DATE
2021/11/10

Amenities

<p> FILLING STATION</p> <p>0.46 km Sasol Kinross 0.68 km Afgri Kinross 1.17 km Kinross Service Station</p>	<p> BUS STATION</p> <p>No bus stations in the proximity</p>	<p> HOSPITAL/CLINIC</p> <p>3.89 km Bloempark Psychiatric Clinic</p>
<p> POLICE STATION</p> <p>2.24 km South African Police Service Kinross 5.08 km South African Police Service Evander Police Station Mp</p>	<p> SHOPPING CENTRE</p> <p>No shopping centres in the proximity</p>	<p> EDUCATION</p> <p>1.17 km Laerskool Kinross 1.1 km Laërskool Kinross 0.74 km Biebelbom Nursery School</p>



PROPERTY DETAILS

PROPERTY DESCRIPTION

Located within Kinross, a small gold mining town in Mpumalanga, with four gold mines in the region, the subject Residential Property comprises:

Main Residence:

- Entrance Hall
 - Fitted Kitchen
 - Open Plan Lounge/ Dining area
 - 3 Bedrooms
 - 1 Shared Family Bathroom
 - Guest Toilet
 - Large undercover Porch
 - Single lock-up Garage
 - Double undercover carport
 - Swimming pool
 - Wooden outside room: Ceiling light, electrical wall plugs, window
- The property is in fair condition but shows signs of age, and would benefit from refurbishment and cosmetic enhancements to unlock its full potential.
- While the required improvements are largely cosmetic, they will still require attention and financial investment. The property presents strong potential for renovators, investors, or homeowners seeking a property with strong value-adding potential.

Extent: 1140 m²
Monthly Rates: ± R 942.00 (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

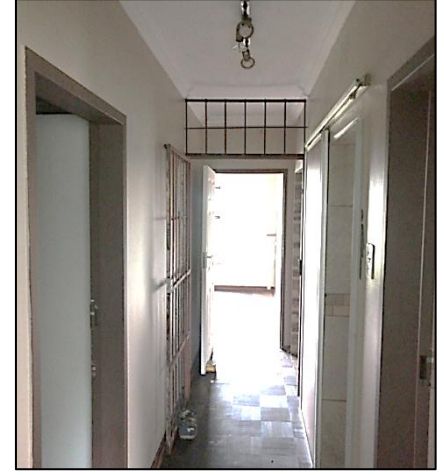
VA VENDOR

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 30-days to deliver guarantees.
- The property is sold voetstoots, “as is”.
- 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: 16098NDB | Your name

Proof of payment: natasha@venditor.co.za



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