



VENDITOR
AUCTIONEERS



DIVORCE AUCTION ONSITE

AUCTION DATE:

THURSDAY 1 OCTOBER 2026 @ 11:00 ONSITE

AUCTION ADDRESS:

UNIT 117 THE VILLAGE AT LEEUWENHOF

LEEUWENHOF ESTATE

2193 PALOMINO STREET

TIJGER VALLE EXT 3 SILVER LAKES

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LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

Property Details

SECTIONAL TITLE

2193 Palomino Street, Tijger Vallei Ext 3, Gauteng

Sectional Title: SS THE VILLAGE AT LEEUWENHOF (821/2006)

Unit: 117

Suburb: Tijger Vallei

LEGAL

Sect 117 of plan 821/2006

known as "THE VILLAGE AT LEEUWENHOF"

Situated at Erf 69

Township: "TIJGER VALLEI EXT 3"

Mun: "KUNGWINI LOCAL MUNICIPALITY"

Province: "GAUTENG"

Coordinates: [-25.783704 28.353663](#)

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

UNIT SIZE (REGISTERED)

79 m²

Amenities

FILLING STATION

- 0.21 km Engen
- 0.36 km OBARO Tijgervallei
- 1.04 km Engen Silver Lakes Convenience

BUS STATION

No bus stations in the proximity

HOSPITAL/CLINIC

- 0.13 km Intercare Silver Lakes
- 0.15 km Body Sculpting Medical Spa
- 2.79 km J T P Wellness

POLICE STATION

No police stations in the proximity

SHOPPING CENTRE

- 0.13 km Hazeldean Square
- 0.18 km Hazeldean Square Shopping Centre
- 0.87 km Six Fountains Life Style Centre

EDUCATION

- 0.22 km Curro Hazeldean Preschool
- 0.31 km The Lash And Brow Academy
- 0.33 km Abbotts College Pretoria East



PROPERTY DETAILS

PROPERTY DESCRIPTION

Unit Features

- 2 Bedrooms (main bedroom en-suite)
- Second Bathroom
- Open-plan Kitchen
- Lounge/Living Area with sliding door leading to the balcony
- Balcony
- Double Carport

Unit Size: 79 sqm

The unit is situated in The Village at Leeuwnehof, Leeuwenhof Estate, Tijger Vallei, Silver Lakes. The estate offers 24-hour security and access-controlled entry, providing a secure and peaceful living environment. The property is conveniently located close to various amenities, schools and shopping centres.

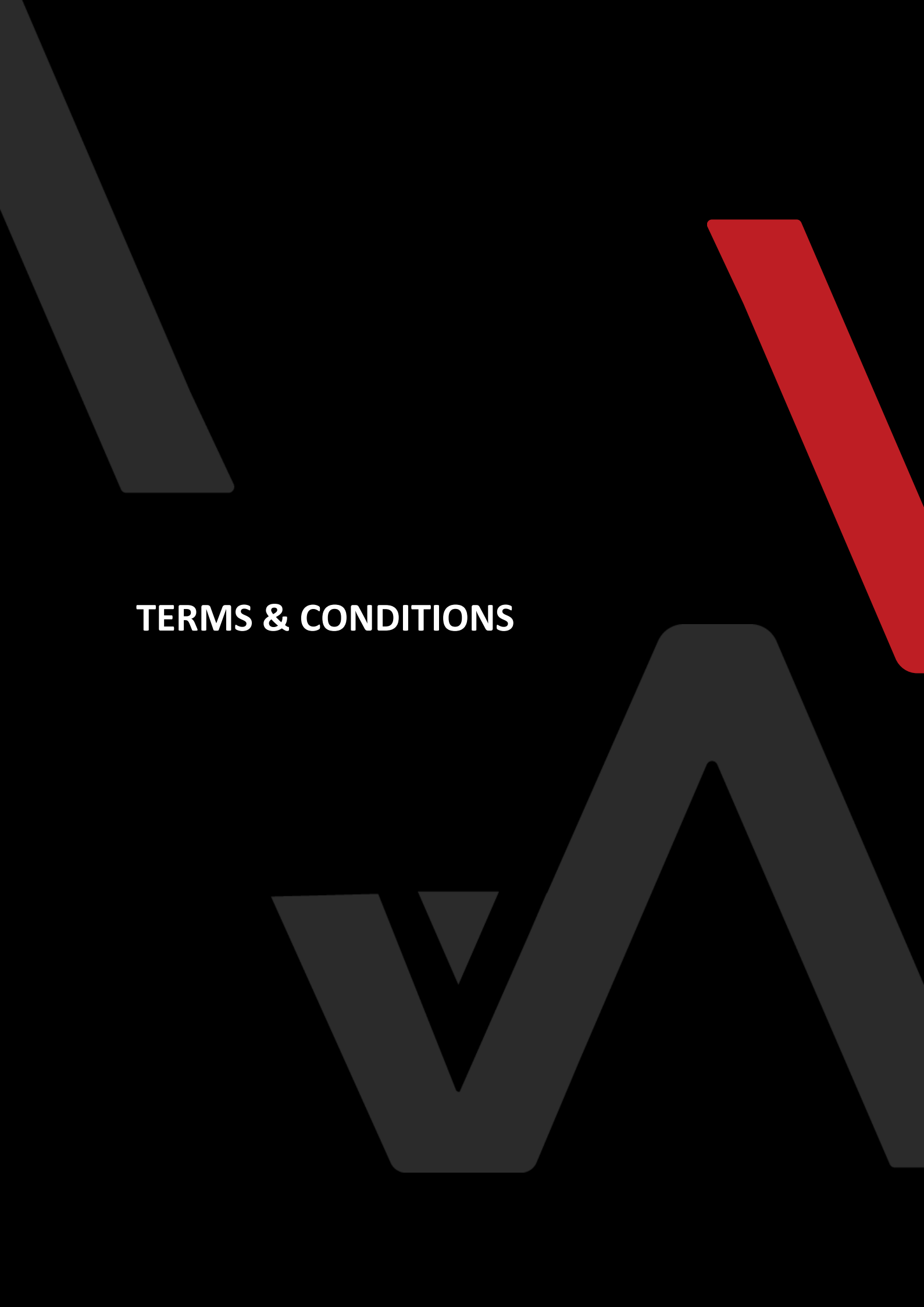
Viewing is only available by appointment, should you wish to view – feel free to contact our offices.

Any offers received will be submitted to the sellers for possible consideration

MUNICIPAL AND LEVIES

Monthly Costs:

- Complex Levy: ± R1,132.84/month
- Special Levy: ± R250.00/month
- CSOS Levy: ± R16.48/month
- Reserve Fund Levy: ± R140.94/month
- HOA Levy: ± R1,414.72/month
- Rates & Taxes: ± R449.26/month



TERMS & CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction. Pre-registration is required.
- The successful bidder on auction, will be liable for the payment of 10% deposit of the purchase price and buyers commission, which is payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- 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: 16122LJ/Name and Surname

Proof of payment: leonie@venditor.co.za



VENDITOR

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