



VENDITOR
AUCTIONEERS



**FAMILY HOME WITH EXCELLENT
POTENTIAL!**

**SPACIOUS 3-BEDROOM HOME WITH
2-BEDROOM FLAT**

AUCTION DATE & TIME:

WEDNESDAY, 17 JUNE 2026 @ 11AM

AUCTION ADDRESS:

7 IRIS ROAD

PRIMROSE, GAUTENG



VENDITOR

A U C T I O N E E R S

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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 FREEHOLD

7 Iris Road, Primrose, Gauteng

Suburb: Primrose

LEGAL
Erf 228

Township: "PRIMROSE"

Mun: "CITY OF EKURHULENI METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

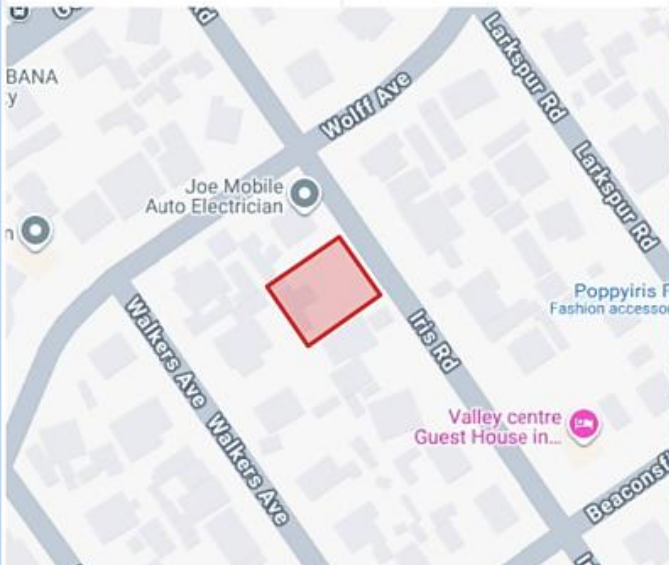
Coordinates: [-26.189949,28.151714](#)

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

LAND SIZE (REGISTERED)
887 m²

LAND SIZE (CADASTRAL)
888 m²

LAST SALES DATE
2006/02/21



Amenities

FILLING STATION

- 0.51 km Vooma
- 0.52 km Rombo Motors
- 0.81 km Vooma Ar Primrose

POLICE STATION

- 0.63 km Primrose Police Station - South African Police Service
- 1.89 km South African Police Service Bedfordview Police Station
- 2.74 km South African Police Service

BUS STATION

No bus stations in the proximity

SHOPPING CENTRE

- 1.41 km Primrose Square
- 1.82 km Key West Shopping Centre
- 1.86 km Bedford Village Shopping Centre

HOSPITAL/CLINIC

- 0.58 km Medislim & Beauty Institute Cc
- 1.96 km Bodyologie
- 2 km Psychmatters Family Therapy Centre

EDUCATION

- 0.24 km Miseth Education Centre Creche
- 0.38 km Naisar Kids Pre School and Day Care
- 0.39 km Cleveland Nursery School



PROPERTY DETAILS

PROPERTY DESCRIPTION

Spacious 3-Bedroom Home with Excellent Potential!

Main House:

- 3 Large, Sunny Bedrooms, all with built-in cupboards
- 2 Bathrooms – one with a shower and one with a bath
- Lounge & Dining Room
- Practical Kitchen with built-in cupboards and space for both a washing machine and dishwasher

❖ Flatlet:

- 2 Bedrooms, lounge, and kitchen
- Bathroom with both shower and bath – ideal for extended family or rental income

❖ Additional Features:

- Small storeroom next to the flatlet (can also be used as a garage for a smaller vehicle)
- Large garage plus a spacious covered parking area
- Well-maintained Garden
- Covered Braai area with built-in braai

❖ Excellent Security:

- Electric fencing
- Security gates on front and back doors
- High boundary walls
- Security cameras

- The property is in average to poor condition, and requires refurbishment and remedial work to restore it to an improved standard.

Extent:	887 m ²
Estimated Area Under Roof:	342 m ²
Monthly Rates:	± R 949.44 (Estimated)

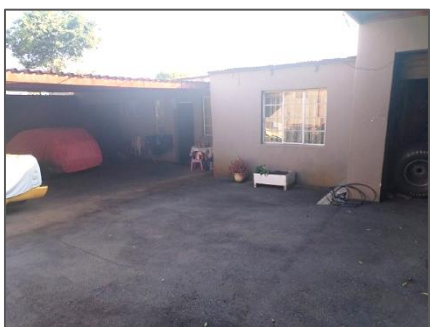
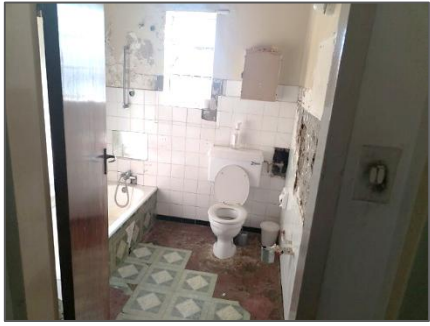
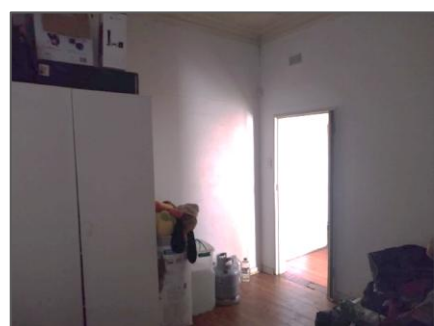
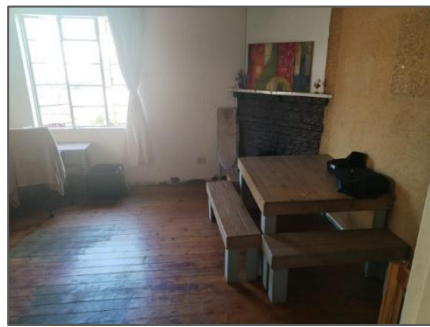
**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.
Any offers received will be submitted to the Insolvency Practitioner and Creditor for consideration.**



PROPERTY PHOTOS

V VENDOR

AUCTIONEERS





TERMS AND CONDITIONS

V VENDOR

A U C T I O N E E R S

- Pre-registration is required: R 20 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction.
- The successful Bidder on Auction, will be liable for the payment of 10% Deposit of the Purchase price plus 6% Auctioneers Commission plus VAT on commission, which is payable on the fall of the hammer.
- 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".
- 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:

Vendor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16045NDB | Your name

Proof of payment: natasha@venditor.co.za

VENDITOR



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Queenswood, Pretoria



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