



VENDITOR

AUCTIONEERS



INSOLVENT ESTATE

1 BEDROOM APARTMENT

UNIT 304 THE BLYDE

2009 BRONKHORSTSPRUIT ROAD

ZWARTKOPPIES EXT 45



VENDITOR

A U C T I O N E E R S

INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8

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

LIGHTSTONE

Property Details

2009 Bronkhorstspuit Road, Zwartkoppies Ext 45, Gauteng

Sectional Title: SS THE BLYDE (454/2018)
 Unit: 304
 Suburb: Riverwalk

UNIT SIZE (REGISTERED)
58 m²

LEGAL

Sect 304 of plan 454/2018
 known as "THE BLYDE"
 Situated at Erf 1737
 Township: "ZWARTKOPPIES EXT 45"
 Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"
 Province: "GAUTENG"
 Coordinates: [-25.759702,28.375523](#)
[Google maps](#) | [Street View](#)

Amenities

<p>FILLING STATION</p> <ul style="list-style-type: none"> 3.4 km Engen 3.67 km Engen Silver Lakes Convenience 3.7 km OBARO Tjigervallei 	<p>BUS STATION</p> <p>No bus stations in the proximity</p>	<p>HOSPITAL/CLINIC</p> <ul style="list-style-type: none"> 1.57 km Thetherapist.Co.Za 3.57 km Intercare Silver Lakes 3.59 km Body Sculpting Medical Spa
<p>POLICE STATION</p> <p>No police stations in the proximity</p>	<p>SHOPPING CENTRE</p> <ul style="list-style-type: none"> 1.88 km Lofts at Silverlakes Shopping Centre 2.51 km Chamberlain Centre 2.99 km Six Fountains Life Style Centre 	<p>EDUCATION</p> <ul style="list-style-type: none"> 0.28 km Curro Academy The Blyde Preschool 0.45 km Blue Knightsfx 1.13 km Mda N



PROPERTY DETAILS

PROPERTY DESCRIPTION

Modern 1-Bedroom Apartment in The Blyde Estate – 58 m²

This spacious 58 m² apartment is situated on the third floor of the sought-after The Blyde Estate and is one of the largest bachelor/1-bedroom unit types available in this phase.

The apartment offers a modern open-plan kitchen and living area designed to maximize space and natural light. The living room opens onto a private balcony, providing the perfect spot to relax and enjoy the estate surroundings. The well-sized bedroom features built-in cupboards, while the bathroom is modern and neatly finished.

The unit includes 1 shaded carport, with the added convenience of visitor parking located directly next to the allocated parking bay.

Residents enjoy access to The Blyde's exceptional lifestyle amenities, including the crystal-clear lagoon, lifestyle centre, gym, swimming pool, restaurant, and 24-hour security with controlled access.

Conveniently located close to major routes, shopping centres, schools, and essential services, this apartment offers a secure and comfortable lifestyle while presenting excellent investment potential with strong rental demand.

Whether you're a first-time buyer, young professional, or investor, this property is an outstanding opportunity to own a home in one of Pretoria East's most popular lifestyle estates.

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 & CONDITIONS

V VENDOR

A U C T I O N E E R S

- 10% Deposit payable upon signing of the agreement.
- The Seller is Not VAT registered.
- 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:

Vendor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16121LJ

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za