



**VENDITOR**  
AUCTIONEERS



**INSOLVENT ESTATE**

**2 BEDROOM UNIT**

**UNIT 117 THE VILLAGE AT LEEUWENHOF**

**LEEUWENHOF ESTATE**

**2193 ALOMINO STRET**

**TIJGER VALLEY EXT 3**



# VENDITOR AUCTIONEERS

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### **Disclaimer:**

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**LIGHTSTONE REPORT**

# WA VENDOR

## AUCTIONEERS

### LIGHTSTONE

#### Property Details

**2193 Palomino Street, Tijger Vallei Ext 3, Gauteng**

Sectional Title: SS THE VILLAGE AT LEEUWENHOF (821/2006)  
 Unit: 117  
 Suburb: Tijger Vallei

UNIT SIZE (REGISTERED)  
**79 m<sup>2</sup>**

**SECTIONAL TITLE**

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](#)

#### Amenities

<p> <b>FILLING STATION</b></p> <p>0.21 km Engen          0.36 km OBARO Tijgervallei          1.04 km Engen Silver Lakes Convenience</p> <p> <b>POLICE STATION</b></p> <p>No police stations in the proximity</p>	<p> <b>BUS STATION</b></p> <p>No bus stations in the proximity</p> <p> <b>SHOPPING CENTRE</b></p> <p>0.13 km Hazeldean Square          0.18 km Hazeldean Square Shopping Centre          0.87 km Six Fountains Life Style Centre</p>	<p> <b>HOSPITAL/CLINIC</b></p> <p>0.13 km Intercare Silver Lakes          0.15 km Body Sculpting Medical Spa          2.79 km J T P Wellness</p> <p> <b>EDUCATION</b></p> <p>0.22 km Curro Hazeldean Preschool          0.31 km The Lash And Brow Academy          0.33 km Abbots College Pretoria East</p>
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**PROPERTY DETAILS**

### PROPERTY DESCRIPTION

#### Unit Features

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

**Unit size: 79 sqm**

Located within a secure estate offering 24-hour security and access-controlled entry

Conveniently situated within a secure estate, offering peace of mind with controlled access and 24-hour security, while remaining accessible to nearby amenities.

**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

# V VENDOR

## A U C T I O N E E R S

- 10% Deposit and buyers commission plus VAT on the commission only 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: 16122LJ

Proof of payment: [leoniej@venditor.co.za](mailto:leoniej@venditor.co.za)



# VENDITOR

## AUCTIONEERS



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



[monique@venditor.co.za](mailto:monique@venditor.co.za)



[venditor.co.za](http://venditor.co.za)