



VENDITOR

AUCTIONEERS



INSOLVENT ESTATE

781 m² Stand with

Residential Property

PORTION 2 OF ERF 2882

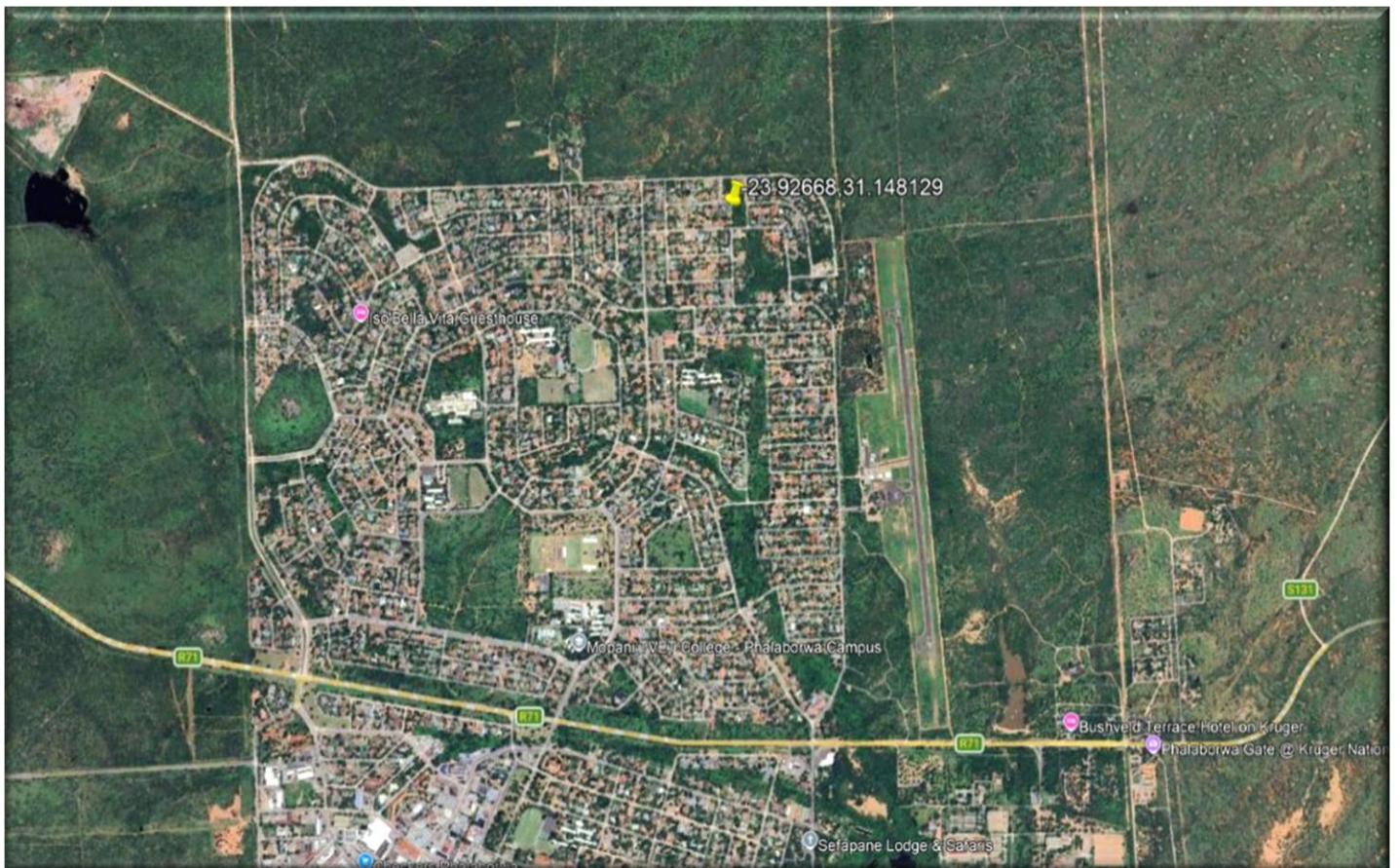
CHAT STREET | PHALABORWA

V VENDOR

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

LIGHTSTONE

Property Details
FREEHOLD

Phalaborwa Ext 8, Limpopo

Suburb: Phalaborwa

LAND SIZE (REGISTERED)
781 m²

LEGAL
RE of Ptn 2
Erf 2882
Township: "PHALABORWA EXT 8"
Mun: "BA-PHALABORWA LOCAL MUNICIPALITY"
Province: "LIMPOPO"
Coordinates: [-23.92668, 31.148129](#)
[Google maps](#) | [Street View](#)

Amenities

<p>FILLING STATION</p> <ul style="list-style-type: none"> 2.14 km TotalEnergies - Phalaborwa 2.22 km Masorini TotalEnergies 2.41 km Caltex PHALABORWA FUEL CITY <p>POLICE STATION</p> <ul style="list-style-type: none"> 3.08 km South African Police Service Phalaborwa Police Station 	<p>BUS STATION</p> <p>No bus stations in the proximity</p> <p>SHOPPING CENTRE</p> <ul style="list-style-type: none"> 2.87 km Phalaborwa Mall 3.04 km Lifestyle Centre 	<p>HOSPITAL/CLINIC</p> <ul style="list-style-type: none"> 2.72 km Phalaborwa Bus Stop Clinic <p>EDUCATION</p> <ul style="list-style-type: none"> 0.7 km Fauna Park Primary School 0.58 km Kca Christian Academy Phalaborwa 0.93 km Frans Du Toit High School
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PROPERTY DETAILS

PROPERTY DESCRIPTION

This property is situated on a 781 m² stand and includes a residential dwelling. The property offers a spacious erf size with potential for further improvement or redevelopment, subject to approval.

The house consists of a residential structure on site.

The property is ideal for buyers looking for a renovation project, investment opportunity, or family home on a large stand.

Located in a convenient area with access to essential amenities, this property presents excellent potential for future value growth.

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

VENDOR AUCTIONEERS

- 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:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16119LJ

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



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