



VENDITOR

AUCTIONEERS



INSOLVENT ESTATE

3 BEDROOM TOWNHOUSE

UNIT 7 MERCURIUS

63 JOHNSTON STREET, SUNNYSIDE, PTA

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Disclaimer:

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LIGHTSTONE REPORT

Property Details		SECTIONAL TITLE
<p>63 Johnston Street, Sunnyside (Pta), Gauteng</p> <p>Sectional Title: SS MERCURIUS (132/1983)</p> <p>Suburb: Sunnyside</p>		<p>LEGAL</p> <p>Sect 7 of plan 132/1983</p> <p>known as "MERCURIUS"</p> <p>Situated at Erf 1375</p> <p>Town: "SUNNYSIDE (PTA)"</p> <p>Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"</p> <p>Province: "GAUTENG"</p> <p>Google maps Street View</p>
<p>UNIT SIZE (REGISTERED)</p> <p>149 m²</p>	<p>MOTHER ERF</p> <p>1803 m²</p>	<p>LAST SALE'S DATE</p> <p>2021/04/18</p>
		
Amenities		
<p>FILLING STATION</p> <p>0.49 km Shell Car Wash</p> <p>0.5 km Sunnyview Motors</p> <p>0.66 km Service Stations</p>	<p>BUS STATION</p> <p>No bus stations in the proximity</p>	<p>HOSPITAL/CLINIC</p> <p>0.3 km Ngwane Medical Hospital</p> <p>0.59 km Dr Ms Stevens</p> <p>0.59 km Dr K Verschave</p>
<p>POLICE STATION</p> <p>0.63 km South African Police Service Sunnyside Police Station</p> <p>0.66 km South African Police Service Training Institution Arcadia</p> <p>0.69 km Sunnyside Police Station</p>	<p>SHOPPING CENTRE</p> <p>0.47 km Mid City Square</p> <p>0.47 km Arcadia Park Shopping Centre</p> <p>0.56 km Uni Park Shopping Centre</p>	<p>EDUCATION</p> <p>0.35 km Kay Kay Baby Care</p> <p>0.31 km Pretoria Technical High School</p> <p>0.18 km Kinderwerf Kleuterskool</p>



PROPERTY DETAILS

PROPERTY DESCRIPTION

CALLING ALL INVESTORS & RENOVATORS!!!

This spacious and quirky 3-bedroom townhouse is full of character and potential, offering the perfect opportunity for buyers looking to add their own personal touch and some much-needed TLC.

Large windows throughout the home allow for plenty of natural light and warmth, while offering lovely views over the gardens.

Ground Floor:

The lower level features an open-plan lounge, dining area, and kitchen. The kitchen offers built-in cupboards, an electric stove and oven, as well as a convenient walk-in pantry.

First Level:

Upstairs, you will find a study or pyjama lounge area, together with the spacious main bedroom and en-suite bathroom comprising a bath, toilet, and single basin.

Second Level:

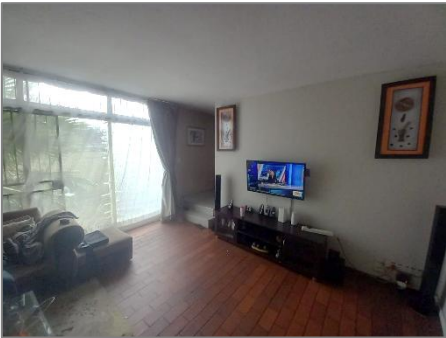
The top floor consists of two additional bedrooms and a family bathroom fitted with a bath, toilet, basin, and washing machine connection point.

Additional Features:

- Single carport allocated to the unit
- Private, walled garden with manageable outdoor space
- Courtyard area
- Excellent renovation potential
- A true rough diamond with more character than many other units on the market

With the right vision and a little polish, this property could be transformed into a fantastic family home or investment opportunity.

Unit Extent	: 149 m ²
Standard Levy	: R 2,932.53 (Estimated)
Special Levy	: R 1 838.00 (Estimated)
CSOS Levy	: R 40.00 (Estimated)
Reserve Fund Levy	: R 524.86 (Estimated)
Property Rates	: R 615.30 (Estimated)
Miscellaneous Charges	: R 429.24 (Estimated)





TERMS & CONDITIONS



- 10% Deposit and Buyers commission 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: 15370NDB | Your Name

Proof of payment: natasha@venditor.co.za



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