



**VENDITOR**  
AUCTIONEERS



## **INSOLVENT ESTATE**

**3-BEDROOM APARTMENT IN  
A MODERN, SECURE ESTATE**

**UNIT 283 GREENSTONE RIDGE**

**16 EMERALD PARKWAY**

**GREENSTONE HILL, EDENVALE**



# 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**

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## Property Details

SECTIONAL TITLE

**74 Hord Drive, Greenstone Hill Ext 20, Gauteng**

Sectional Title: SS GREENSTONE RIDGE 1 (264/2015)

Unit: 283

Suburb: Greenstone Hill

LEGAL

Sect 283 of plan 264/2015

known as "GREENSTONE RIDGE 1"

Situated at Erf 1835

Township: "GREENSTONE HILL EXT 20"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

Coordinates: [-26.121696,28.147834](#)

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

UNIT SIZE (REGISTERED)

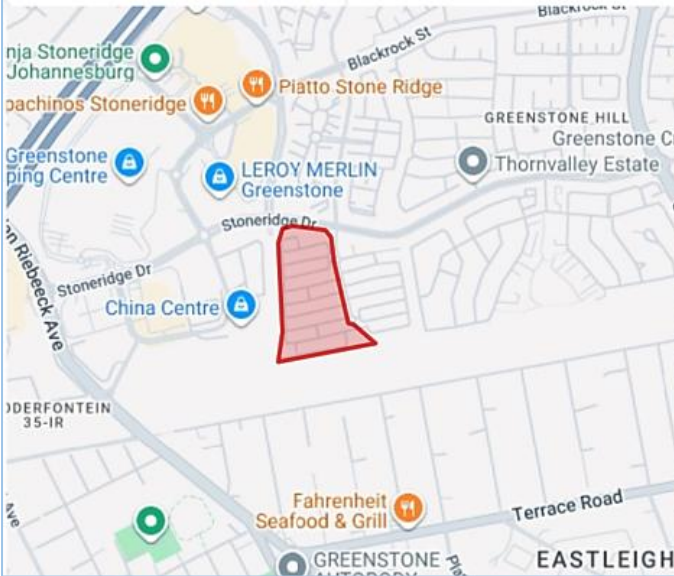
101 m<sup>2</sup>

MOTHER ERF

71669 m<sup>2</sup>

LAST SALES DATE

2020/09/04



## Amenities



FILLING STATION

- 0.55 km Greenstone Park Convenience
- 0.85 km V R Environmental
- 0.87 km BP



POLICE STATION

- 2.88 km South African Police Service
- 2.96 km South African Police Service
- Edenvale Police Station
- 3.37 km South African Police Service
- Sandringham Police Station



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 0.36 km Greenstone Motor City
- 0.52 km Greenstone Shopping Centre
- 0.59 km Greenstone Crescent Mall



HOSPITAL/CLINIC

- 0.74 km Hydro International Academy
- 0.77 km Alcoholics Anonymous Sa
- 0.77 km Edenvale Day Clinic



EDUCATION

- 0.49 km Acacia Kids
- 0.23 km Lion Minds
- 0.71 km Unblemished Beauty Makeup And Nail Academy



**PROPERTY DETAILS**

## PROPERTY DESCRIPTION

Greenstone Ridge is a modern apartment estate developed by Balwin Properties, located on Emerald Boulevard in Edenvale/Greenstone area of Johannesburg.

The Estate is popular with young professionals, first-time buyers, investors, and small families due to its security, amenities, and convenient location.

### 3-Bedroom Apartment in a Modern, Secure Lifestyle Estate

This spacious 3-bedroom apartment is situated on the 1<sup>st</sup> Floor of the sought-after Greenstone Ridge Estate, offering modern living in a secure, well-maintained lifestyle estate. Combining comfort, convenience, and contemporary finishes, this property is ideal for families, professionals, and investors alike.

#### The Apartment features:

- 3 well-sized bedrooms with built-in cupboards
- 2 modern bathrooms (main en-suite)
- Open-plan kitchen with contemporary finishes
- Spacious living and dining area
- Private balcony/patio
- Covered parking

#### Greenstone Ridge offers residents access to excellent lifestyle facilities, including:

- 24-hour access-controlled security
- Clubhouse and lifestyle centre
- Swimming pool
- Gym
- Children's play areas
- Communal braai facilities

Conveniently located close to Greenstone Shopping Centre, Stoneridge Centre, schools, medical facilities, and major transport routes.

An excellent opportunity for homeowners and investors alike.

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**Monthly Rates:** ± R 966.41 (Estimated)

**Monthly Refuse:** ± R 524.40 (Estimated)

**Monthly Levies:** ± R 1 458.67 (Estimated)

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**PROPERTY PHOTOS**

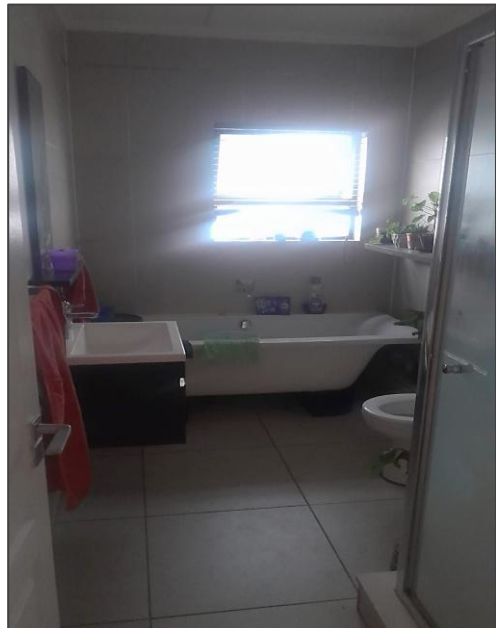
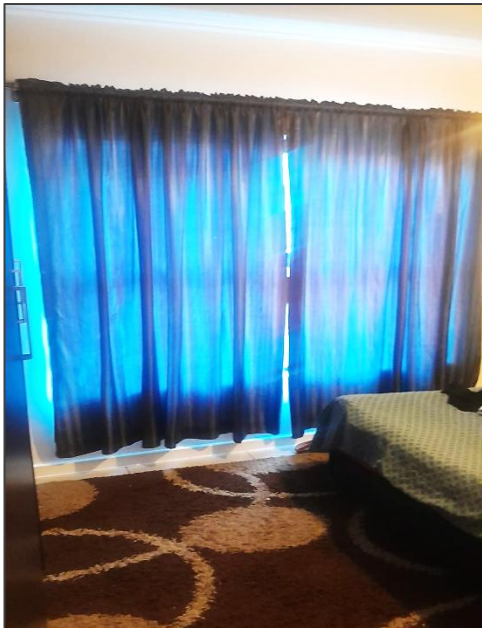
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**TERMS AND CONDITIONS**



# VENDITOR

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

- 10% Deposit is payable upon signing of the agreement
- 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:**

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16130NDB | Your name

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



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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)