



**VENDITOR**  
AUCTIONEERS



**INSOLVENT ESTATE**

**QUAINT 2-BEDROOM  
RESIDENTIAL PROPERTY**

**UNIT 44, CRAWFORD MANOR  
57 CRAWFORD DRIVE, DOUGLASDALE  
SANDTON, GAUTENG**



# 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

**57 Crawford Drive, Douglasdale Ext 99, Gauteng**

Sectional Title: SS CRAWFORD MANOR (509/1998)

Unit: 44

Suburb: Douglasdale

LEGAL

Sect 44 of plan 509/1998

known as "CRAWFORD MANOR"

Situated at Erf 1661

Township: "DOUGLASDALE EXT 99"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

Coordinates: [-26.044905 28.001236](#)

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

UNIT SIZE (REGISTERED)

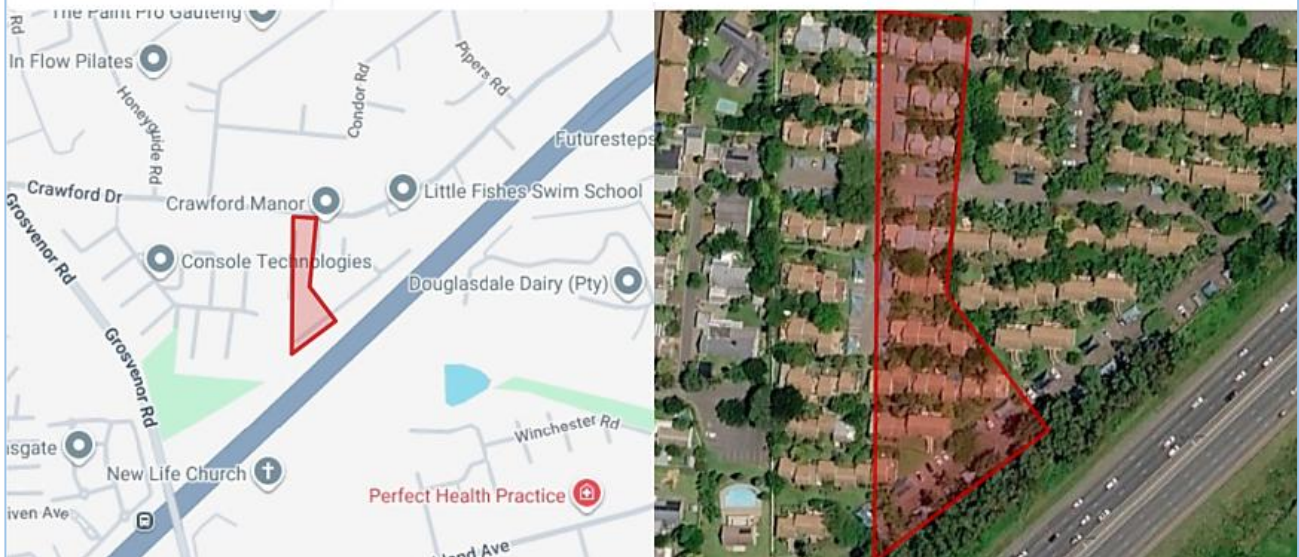
**58 m<sup>2</sup>**

MOTHER ERF

**7658 m<sup>2</sup>**

LAST SALES DATE

**2020/09/11**



### Amenities



#### FILLING STATION

- 0.92 km** TotalEnergies Douglasdale
- 1.05 km** Caltex
- 1.2 km** Engen



#### POLICE STATION

- 1.86 km** South African Police Service Douglasdale Police Station
- 2.31 km** South African Police Service Douglasdale Police Station
- 3.56 km** Randburg Police Station



#### BUS STATION

- 1.43 km** Gautrain Bus Stop - William Nicol Drive - 14
- 1.53 km** Gautrain Bus Stop - William Nicol Drive - 18
- 1.59 km** Gautrain Bus Stop - William Nicol Drive - 20



#### SHOPPING CENTRE

- 0.88 km** Bryan Park Shopping Centre
- 0.97 km** Pick 'n Pay Shopping Centre
- 1.28 km** Bryanpark Shopping Centre



#### HOSPITAL/CLINIC

- 1.76 km** Dr B Dyke
- 1.92 km** Dr Mg Veller
- 1.94 km** Johannesburg Animal Eye Hospital



#### EDUCATION

- 0.49 km** Think Kids Pre-School Ltd
- 0.18 km** Aquatots Fourways
- 0.2 km** Little Fishes Swim School



**PROPERTY DETAILS**

### PROPERTY DESCRIPTION

Situated in the heart of Douglasdale, Crawford Manor is a well-established and secure sectional title complex offering comfortable suburban living with convenient access to major amenities.

The complex is ideally located close to Fourways, Bryanston, shopping centres, schools, restaurants, and major transport routes.

Crawford Manor is popular among first-time buyers, young professionals, families, and investors due to its affordability, central location, and easy access to the Fourways business and retail precinct.

#### The Subject Property comprises:

##### Lower level

- Kitchen
- Lounge/ Dining area
- 2 Bedrooms
- 1 Bathroom
- Small Private Garden
- 1 Carport

##### Upper level

- Loft Room leading out onto a large balcony

An excellent opportunity for first-time homeowners and investors alike.

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**Monthly Rates:** ± R 720.00 (Estimated)

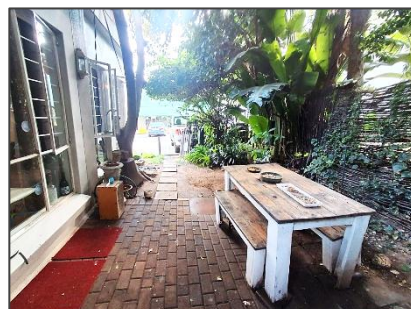
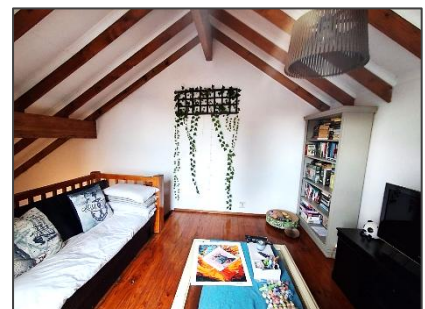
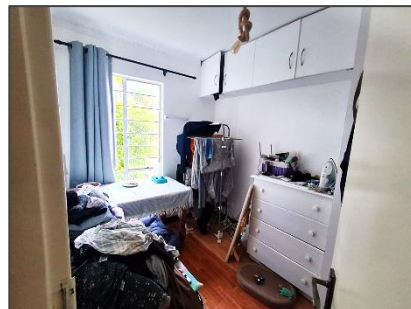
**Monthly Levies:** ± R 1 600.00 (Estimated)



**PROPERTY PHOTOS**

# V VENDOR

## AUCTIONEERS





**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)



# VENDITOR

## AUCTIONEERS



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za