



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**PERFECT LOCK-UP-AND-GO
1 BEDROOM GROUND-FLOOR
APARTMENT**

**UNIT 71, LILYFIELD
900 LEVER ROAD, NOORDWYK
MIDRAND**



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

V VENDOR

A U C T I O N E E R S



Property Details

SECTIONAL TITLE

900 Lever Road, Noordwyk Ext 85, Gauteng

Sectional Title: SS LILYFIELD (908/2015)

Unit: 71

Suburb: Noordwyk

LEGAL

Sect 71 of plan 908/2015

known as "LILYFIELD"

Situated at Erf 2816

Township: "NOORDWYK EXT 85"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

Coordinates: [-25.958643, 28.124469](#)

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

UNIT SIZE (REGISTERED)

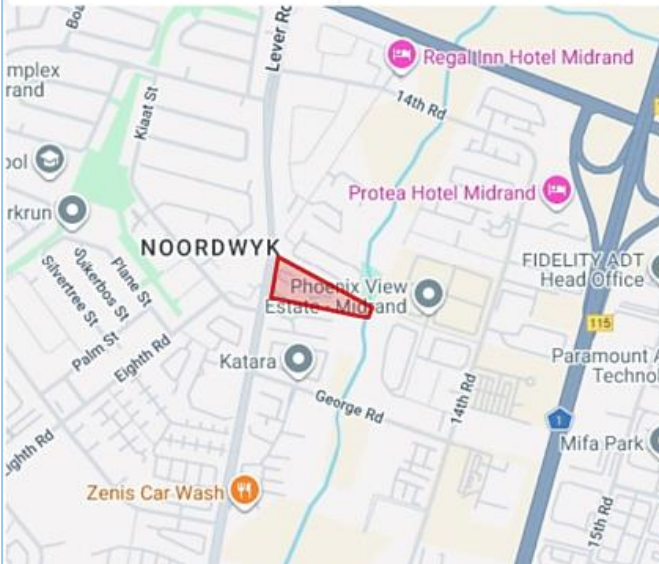
41 m²

MOTHER ERF

25167 m²

LAST SALES DATE

2015/12/07



Amenities



FILLING STATION

- 0.22 km Shell
- 0.22 km Noordwyk Service Station
- 0.7 km Engen Noordwyk Motors



POLICE STATION

- 2.89 km South African Police Service - Call Centre - Sage Corporate Park North
- 3.86 km S.A.P.S Midrand



BUS STATION

- 0.23 km Gautrain Bus Stop
- 1.07 km Gautrain Bus Stop
- 1.13 km Gautrain Bus Stop



SHOPPING CENTRE

- 0.78 km Noordwyk Shopping Centre
- 1.18 km Vodaworld
- 1.56 km Midrand City Shopping Centre



HOSPITAL/CLINIC

- 1.06 km Wellness Spa The
- 2.2 km San Ridge Medical Centre
- 2.26 km Mediclinic - New Road



EDUCATION

- 0.39 km Little Stars Pre School
- 0.39 km Smiley Kids Midrand
- 0.21 km Sidlemu Primary School



PROPERTY DETAILS

PROPERTY DESCRIPTION

The subject property is located within Noordwyk, a well-established residential suburb situated in Midrand, centrally located between Johannesburg and Pretoria. The area is popular among families, professionals, and investors due to its convenient location, good amenities, and its relatively affordable property prices.

This Lock-Up-and-Go Ground Floor Apartment is situated in a 24-Hour Security Complex, comprising:

- Open Plan Kitchen & Lounge
- 1 Bedroom
- 1 Bathroom
- Patio leading onto communal garden
- 1 Carport Parking

Extent:	41m ²
Monthly Rates:	± R 810.00 (Estimated)
Monthly Levies:	± R 1 200.00 (Estimated)

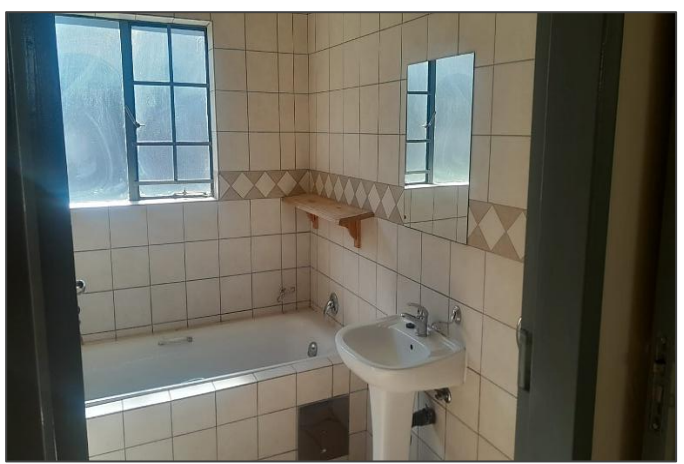
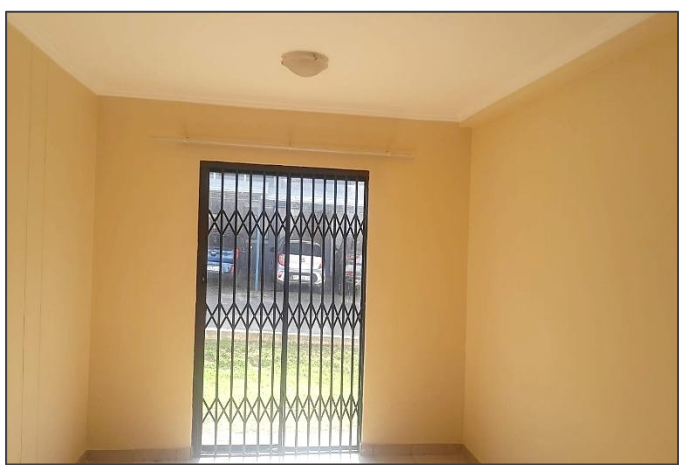
**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.
Any offers received will be submitted to the Insolvency Practitioner and Creditor for consideration.**



PROPERTY PHOTOS

VA 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: 16128NDB | Your name

Proof of payment: natasha@venditor.co.za



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