



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**DOUBLE STOREY 3 BEDROOM
HOME**

35 TAWNY EAGLE DRIVE

KOSMOS RIDGE ESTATE

SIMON BEKKER AVE | HARTBEESPOORT



VENDOR AUCTIONEERS

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LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

LIGHTSTONE

Property Details

35 Fish Eagle Drive, Kosmos Ridge, North West

Estate: Kosmos Ridge Estate
Suburb: Kosmos Ridge

LAND SIZE (REGISTERED)
884 m²

LEGAL
Erf 35

Township: "KOSMOS RIDGE"
Mun: "MADIBENG LOCAL MUNICIPALITY"
Province: "NORTH-WEST"

Coordinates: [-25.743251,27.828375](#)
[Google maps](#) | [Street View](#)

FREEHOLD





Amenities

 FILLING STATION 1.79 km Engen 1.92 km Engen Damdoryn Garage 2.08 km Bokfontein Diesel Verspreiders Ltd	 BUS STATION No bus stations in the proximity	 HOSPITAL/CLINIC 4.48 km Lotus Thai Wellness Centre
 POLICE STATION No police stations in the proximity	 SHOPPING CENTRE 1.93 km Damdoryn Junction Shopping Centre 2.05 km Chameleon Village 4.62 km Dalcos Shopping Centre	 EDUCATION 2.06 km Ubuntu Preschool 2.16 km Mphame Primary School 3.01 km Nasdaq Ghost



PROPERTY DETAILS

PROPERTY DESCRIPTION

Property Overview

Spacious double-storey family home situated in the sought-after **Kosmos Ridge Estate**, offering generous accommodation, open-plan living areas, and excellent entertainment features.

Main House

- 3 Bedrooms
- 2 Bathrooms (main en-suite)
- Open-plan lounge and dining room
- Kitchen with separate scullery
- Lounge
- Pyjama lounge
- Study/home office
- Walk-in closet in main bedroom
- Air conditioning in bedrooms and study
- Double automated garage
- Storeroom

Outdoor Features

- Swimming pool
- Undercover patio
- Garden
- Multiple balconies
- Secure estate living
- Double garage

Conveniently located within **Kosmos Ridge Estate**, with easy access to major routes and close proximity to shopping centres, schools, medical facilities, and other essential amenities.

A spacious family home offering comfortable estate living, excellent entertainment facilities, and strong value-add potential for buyers seeking a well-located property close to amenities.

**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 AND CONDITIONS

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- 10% Deposit upon signing of the agreement.
- The Seller appears not to be 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: 16140LJ

Proof of payment: leoniej@venditor.co.za



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AUCTIONEERS



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