



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**DOUBLE STOREY 3 BEDROOM
HOME**

35 FISH EAGLE DRIVE

KOSMOS RIDGE ESTATE

SIMON BEKKER AVE | HARTBEESPOORT



VENDITOR AUCTIONEERS

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LIGHTSTONE REPORT

V VENDOR

A U C T I O N E E R S


LIGHTSTONE

Property Details
FREEHOLD

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](#)



Amenities

<p>FILLING STATION</p> <ul style="list-style-type: none"> 1.79 km Engen 1.92 km Engen Damdoryn Garage 2.08 km Bokfontein Diesel Verspreiders Ltd <p>POLICE STATION</p> <p>No police stations in the proximity</p>	<p>BUS STATION</p> <p>No bus stations in the proximity</p> <p>SHOPPING CENTRE</p> <ul style="list-style-type: none"> 1.93 km Damdoryn Junction Shopping Centre 2.05 km Chameleon Village 4.62 km Dalcos Shopping Centre 	<p>HOSPITAL/CLINIC</p> <ul style="list-style-type: none"> 4.48 km Lotus Thai Wellness Centre <p>EDUCATION</p> <ul style="list-style-type: none"> 2.06 km Ubuntu Preschool 2.16 km Mphame Primary School 3.01 km Nasdaq Ghost
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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



VENDITOR

A U C T I O N E E R S

- 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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