



VENDOR
AUCTIONEERS



46m² Unit

UNIT 19, DOOR 209

KLINKENBERG GARDENS

400 VISAGIE STREET | PRETORIA

V VENDOR

A U C T I O N E E R S

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LIGHTSTONE REPORT

V VENDOR AUCTIONEERS



Property Details

SECTIONAL TITLE

400 Visagie Street, Pretoria, Gauteng

Sectional Title: SS KLINKENBERG GARDENS (145/1984)

Suburb: Pretoria Central

LEGAL

Sect 19 of plan 145/1984

known as "KLINKENBERG GARDENS"

Situated at Erf 3125

Town: "PRETORIA"

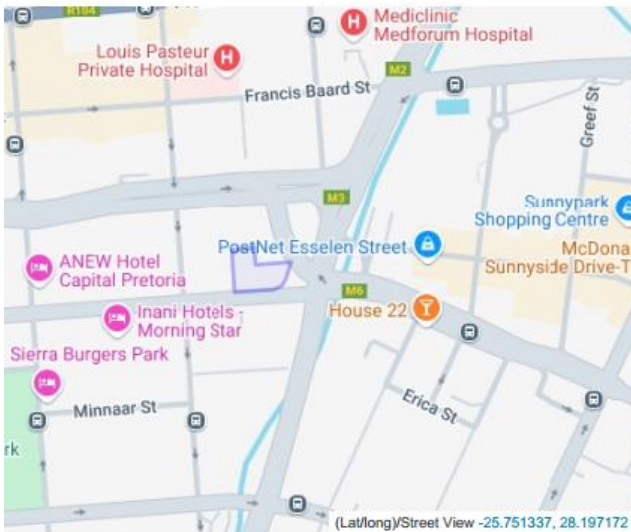
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

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

UNIT SIZE (REGISTERED)

46 m²



Amenities



FILLING STATION

0.42 km
Berea Motors

0.56 km
Sasol Skinner Street

0.62 km
BP Sunnyside



POLICE STATION

0.58 km
South African Police Service Criminal Record Centre Pretoria

0.6 km
South African Police Service

0.67 km
Temba Police Station



BUS STATION

1.04 km
Bosman Gautrain Station



SHOPPING CENTRE

0.21 km
Sunny Oasis Centre

0.44 km
The Tramshed Shopping Centre

0.47 km
Monument Shopping Centre



HOSPITAL/CLINIC

0.24 km
Ear Nose Throat ENT Hospital

0.3 km
Cure Day Clinics - Medkin

0.31 km
Dr Fn Kariuki



EDUCATION

0.16 km
Pretoria Institute Of Learning

0.19 km
Pretoria Secondary School

0.2 km
Hoërskool Langenhoven



PROPERTY DETAILS

PROPERTY DESCRIPTION

1-Bedroom Unit – Ideal Investment or Starter Home

Property Features:

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Lounge

Unit Size: 46m²

Enjoy the convenience of being within easy reach of shopping centres, schools, public transport, medical facilities, and other everyday necessities.

Whether you are a first-time buyer, investor, or looking to downsize, this apartment presents an excellent opportunity to own a low-maintenance property in a prime location.

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

The background is black with several large, abstract geometric shapes. On the left, a dark grey shape descends from the top edge. On the right, a red shape descends from the top edge. At the bottom, there are more dark grey shapes, including a large upward-pointing chevron-like shape on the right and smaller horizontal shapes on the left.

TERMS & CONDITIONS



VENDITOR

AUCTIONEERS

- 10% Deposit and Buyers commission (VAT on commission ONLY) payable 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: 15699LJ

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



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