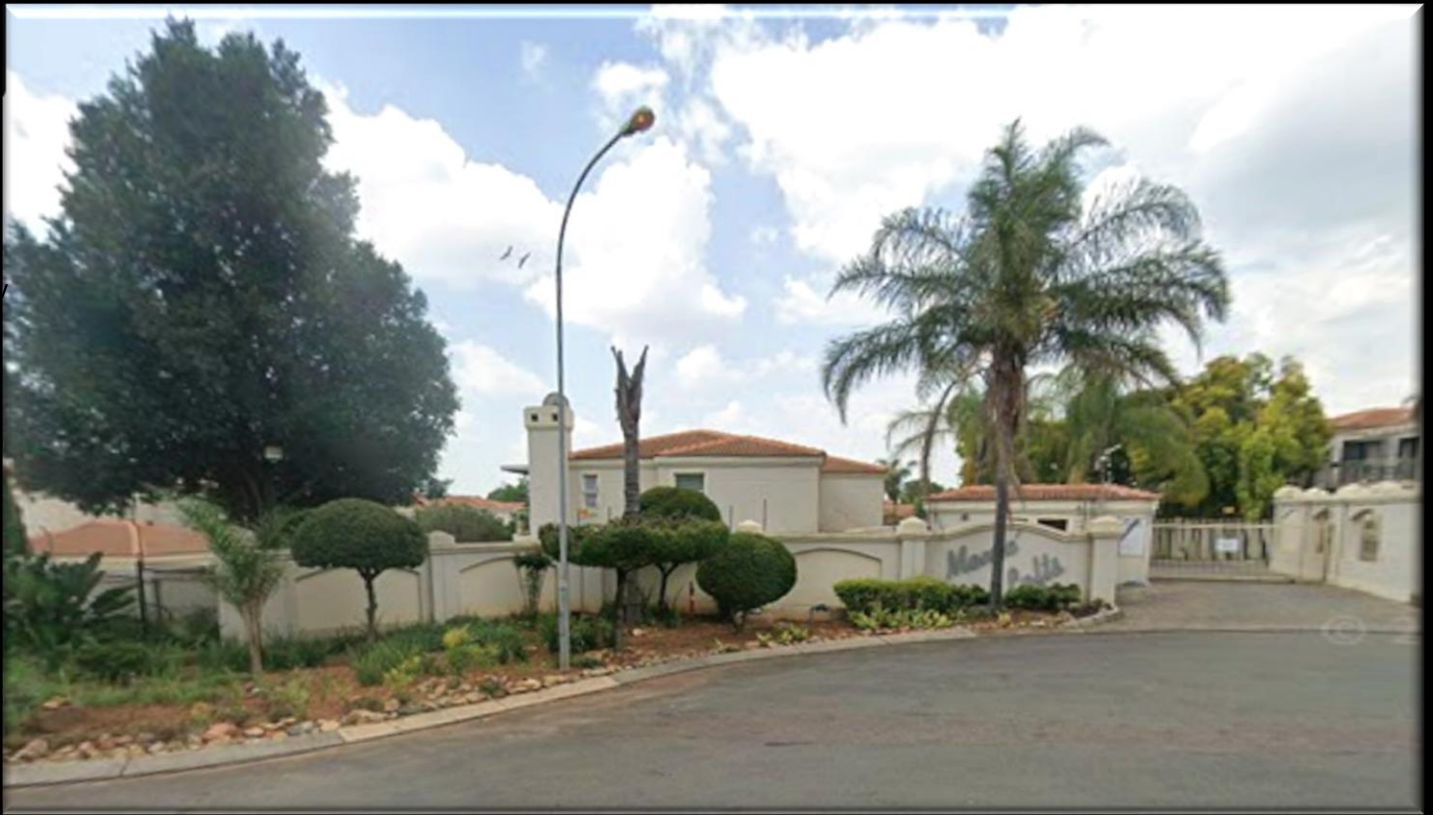




VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

3 BEDROOM UNIT

UNIT 45, DOOR 35

MONTE LOFTS

317 ALBERTUS STREET

LA MONTAGNE EXT 7

VENDITOR AUCTIONEERS

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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 AUCTIONEERS

LIGHTSTONE

Property Details

317 Albertus Street, La Montagne Ext 7, Gauteng

Sectional Title: SS MONTE LOFTS (1095/2005)

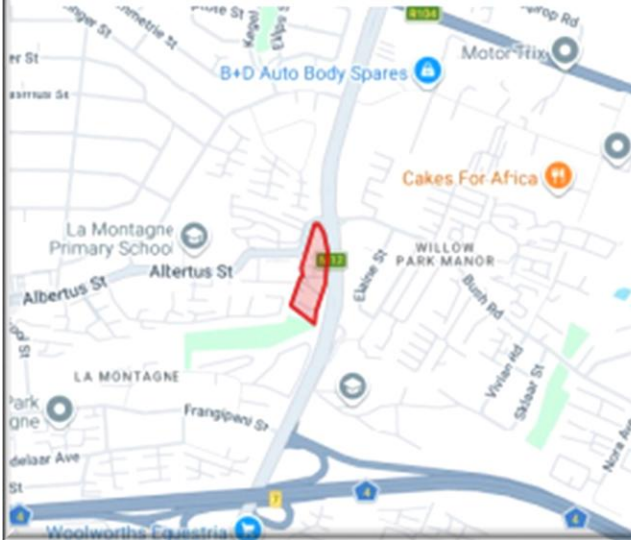
Unit: 45

Suburb: La Montagne

UNIT SIZE (REGISTERED)
195 m²

LEGAL
Sect 45 of plan 1095/2005
known as "MONTE LOFTS"
Situated at Erf 249
Township: "LA MONTAGNE EXT 7"
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"
Province: "GAUTENG"
Coordinates: [-25.745843, 28.327243](#)
[Google maps](#) | [Street View](#)

SECTIONAL TITLE



Amenities

 FILLING STATION 0.99 km Engen 0.99 km BP 1.05 km BP	 BUS STATION No bus stations in the proximity	 HOSPITAL/CLINIC 0.73 km Naude Lenie 2.31 km Nose Clinic The 2.34 km Wellness At Rubida
 POLICE STATION 2.24 km South African Police Service Units 3.07 km Denneboom South African Police Service 3.41 km South African Police Service Silverton Police Station	 SHOPPING CENTRE 0.7 km Circle Shopping Centre 0.91 km The Hill Shopping Centre 0.94 km Equestria Shopping Centre	 EDUCATION 0.41 km La Montagne Primary School 0.45 km Deutsche Internationale Schule Pretoria 0.49 km Muistandland Kleuterskool



PROPERTY DETAILS

PROPERTY DESCRIPTION

Property Description

This Unit is located on top of the hill and has a magnificent view.

This unit consists of:

- 3 Bedrooms
- 2 Bathrooms
- Lounge
- Dining room
- Kitchen
- Double garage

Unit Size: 195 m²

The unit is conveniently situated close to major amenities, including schools, shopping centres, public transport routes, and other essential services. The property offers comfortable living with a functional layout and an enclosed garden, making it suitable for small families, couples, or investors.

**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

The logo features a large, stylized red letter 'V' with a smaller red triangle inside its upper right section.

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: 16144LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



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