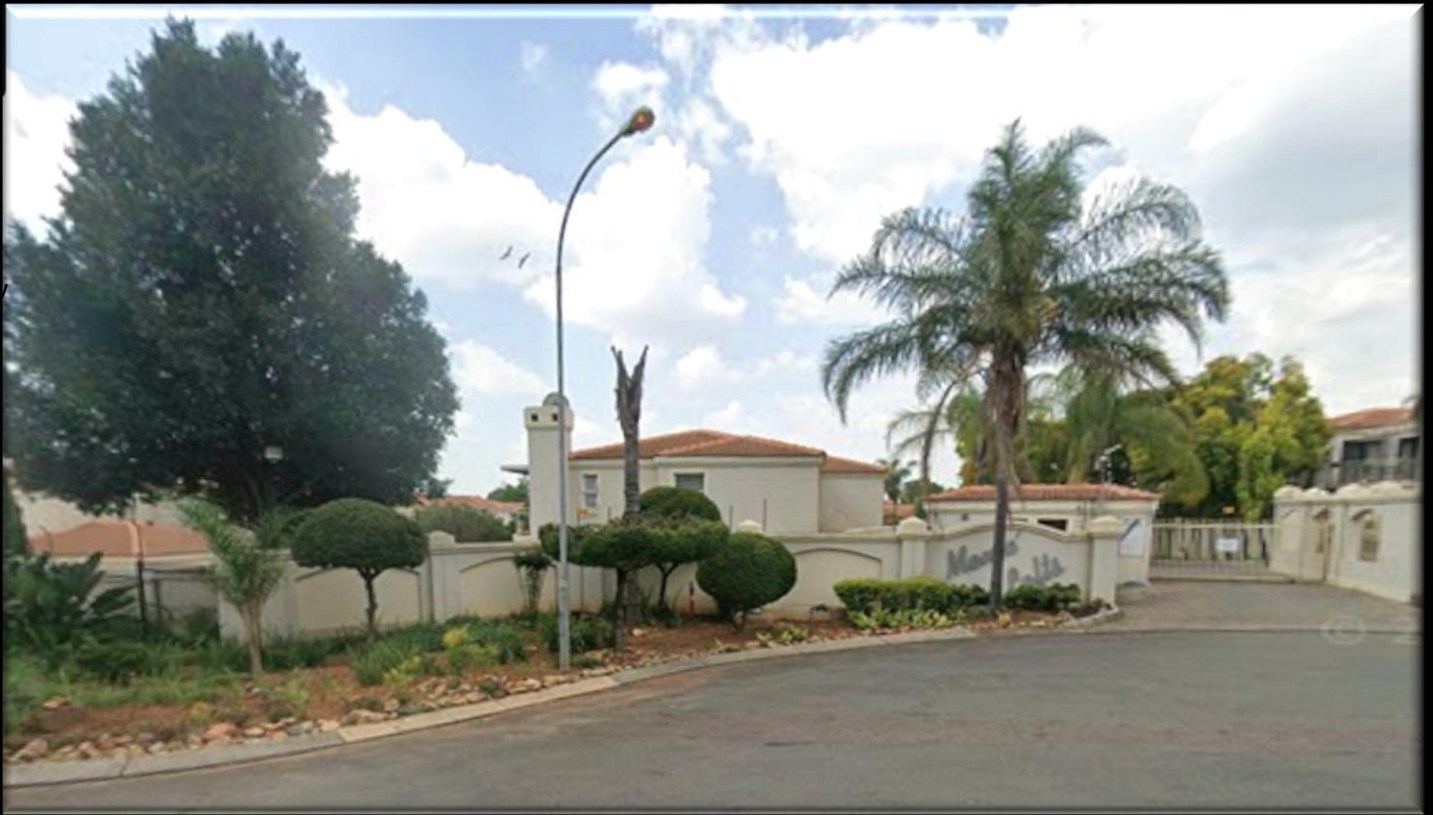




VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

3 BEDROOM UNIT

UNIT 45 MONTE LOFTS

317 ALBERTUS STREET

LA MONTAGNE EXT 7



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

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**

SECTIONAL TITLE

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](#)

Amenities

<p>FILLING STATION</p> <ul style="list-style-type: none"> 0.99 km Engen 0.99 km BP 1.05 km BP <p>POLICE STATION</p> <ul style="list-style-type: none"> 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 	<p>BUS STATION</p> <p>No bus stations in the proximity</p> <p>SHOPPING CENTRE</p> <ul style="list-style-type: none"> 0.7 km Circle Shopping Centre 0.91 km The Hill Shopping Centre 0.94 km Equestria Shopping Centre 	<p>HOSPITAL/CLINIC</p> <ul style="list-style-type: none"> 0.73 km Naude Lenie 2.31 km Nose Clinic The 2.34 km Wellness At Rubida <p>EDUCATION</p> <ul style="list-style-type: none"> 0.41 km La Montagne Primary School 0.45 km Deutsche Internationale Schule Pretoria 0.49 km Muistandland Kleuterskool
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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

VENDOR AUCTIONEERS

- 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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