



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

1 BEDROOM UNIT

UNIT 2 WATSONIA

28 BOTHA AVENUE

LYTTELTON MANOR | CENTURION

The logo features a large, stylized red letter 'V' with a smaller red triangle nested within its upper right arm.

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

28 Botha Avenue, Lyttelton Manor, Gauteng

Sectional Title: SS WATSONIA (720/1993)

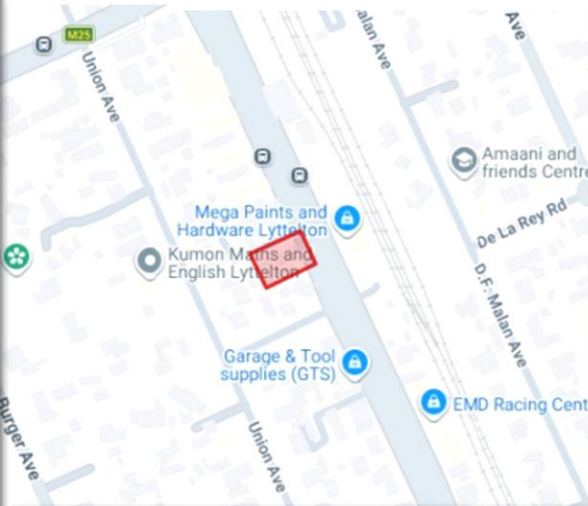
Unit: 2

Suburb: Lyttelton Manor

UNIT SIZE (REGISTERED)
57 m²

SECTIONAL TITLE

LEGAL
Sect 2 of plan 720/1993
known as "WATSONIA"
Situated at Erf 234
Township: "LYTTELTON MANOR"
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"
Province: "GAUTENG"
Coordinates: [-25.83753, 28.211232](#)
[Google maps](#) | [Street View](#)



Amenities

 FILLING STATION 0.61 km Puma Energy Botha Avenue 0.85 km Sasol Amkor Road 1.35 km Engen	 BUS STATION No bus stations in the proximity	 HOSPITAL/CLINIC 1.02 km Dr Johan De Beer 1.02 km Fourie Maritha: Unitas Hospitaal 1.02 km Dr C Van Marle
 POLICE STATION 1.26 km Tshwane Metro Police Department 1.27 km South African Police Service Lyttelton Police Station 2.21 km Lyttelton Police Station	 SHOPPING CENTRE 0.41 km Botha Avenue Centre 0.71 km Centurion Wine & Art Centre 1.06 km Lyttelton Centre	 EDUCATION 0.32 km School Time 0.14 km Kumon Maths And English 0.2 km Hoerskool Centurion



PROPERTY DETAILS

PROPERTY DESCRIPTION

Property Report – Description

The unit is situated on the ground floor and comprises the following accommodation:

Details:

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Lounge
- Undercover carport

Unit Size: 57sqm

Location:

The property is conveniently located within close proximity to shopping centres, schools, medical facilities, public transport, and other essential amenities. It also offers easy access to the Pretoria CBD and major transport routes, making it suitable for both owner-occupiers and 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

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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: 16143LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



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199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za