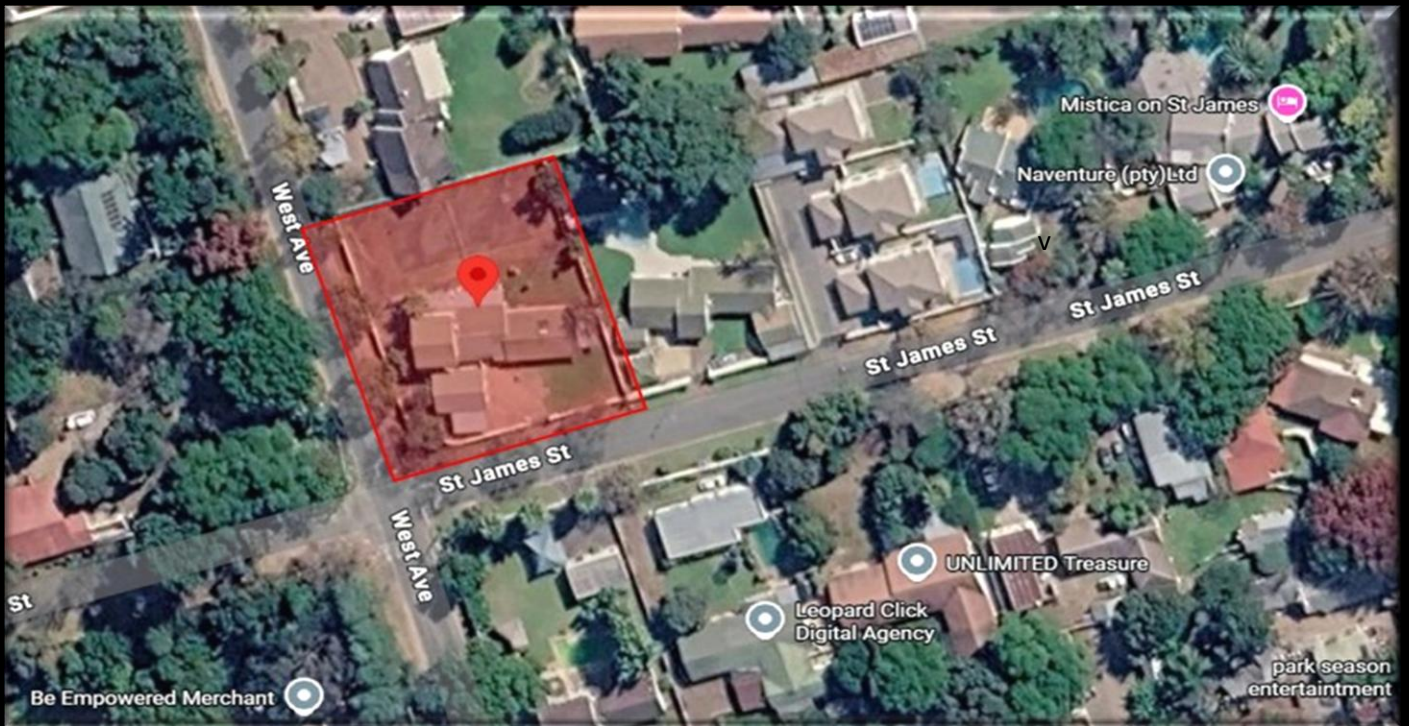




VENDITOR
AUCTIONEERS



LIQUIDATION

VERSITILE PROPERTY

Cnr JAMES ST & WEST AVE
FERNDALE | RANDBURG



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

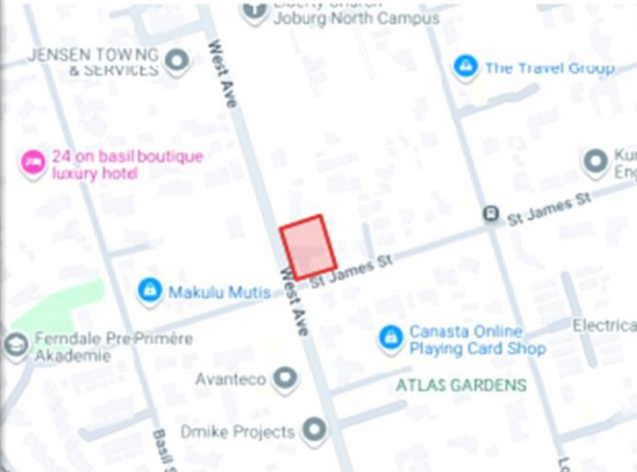
LIGHTSTONE

Property Details

385 West Avenue, Ferndale, Gauteng

Suburb: Ferndale

LAND SIZE (REGISTERED)
507 m²



LEGAL

Ptn 1

Erf 1685

Township: "FERNDALE"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

Coordinates: [-26.085382,27.98373](#)

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



Amenities

FILLING STATION

- 0.38 km Zenex - Ferndale
- 0.39 km Strijdom Park Convenience Centre
- 0.52 km TotalEnergies - Office

POLICE STATION

- 0.83 km Maretsane Police Station
- 1.62 km Randburg Police Station
- 3.89 km South African Police Service Linden Police Station

BUS STATION

- 3.46 km Gautrain Bus Stop - Republic Road - 11
- 4.45 km Gautrain Bus Stop - Ballyclare Drive - 24
- 4.51 km Gautrain Bus Stop - Ballyclare Drive - 11

SHOPPING CENTRE

- 0.37 km Jonarley Shopping Centre
- 0.53 km Motor City Shopping Centre
- 0.76 km Rocky Shopping Centre

HOSPITAL/CLINIC

- 0.52 km Nosa
- 1.43 km The Fitness Faculty
- 1.49 km Medical Building

EDUCATION

- 0.46 km Kidz Entertainment
- 0.52 km Oxford Preschool
- 0.27 km Ferndale Kumon Maths And English



PROPERTY DETAILS

PROPERTY DESCRIPTION

Versatile Property in a Prime Ferndale Location

Situated on a 507 sqm stand in the sought-after suburb of Ferndale, this property presents an excellent opportunity for residential living, a work-from-home setup, or professional office use, subject to the necessary municipal approvals.

The property includes a tennis court, offering additional outdoor space and potential for future enhancement. While the internal layout has not been verified, the property provides an opportunity for buyers to renovate and customize the space to suit their needs.

Conveniently located with easy access to the N1 highway, Republic Road and Main Road, the property is close to shopping centers, schools, restaurants, medical facilities and other essential 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 AUCTIONEERS

- 10% Deposit and buyer commission plus VAT on the commission only upon signing of the agreement.
- The Seller is 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: 16174LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



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