



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

MULTIPLE BEDROOM UNIT

**UNIT 16, DOOR 28 SANTA BARBARA
130 GERHARD MOERDAYK STREET
SUNNYSIDE**



VENDOR AUCTIONEERS

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LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

LIGHTSTONE

Property Details

1140 Pretoria Street, Booysens (Pta), Gauteng

Suburb: Booysens

LEGAL
RE of Erf 130

Township: "BOOYSENS (PTA)"

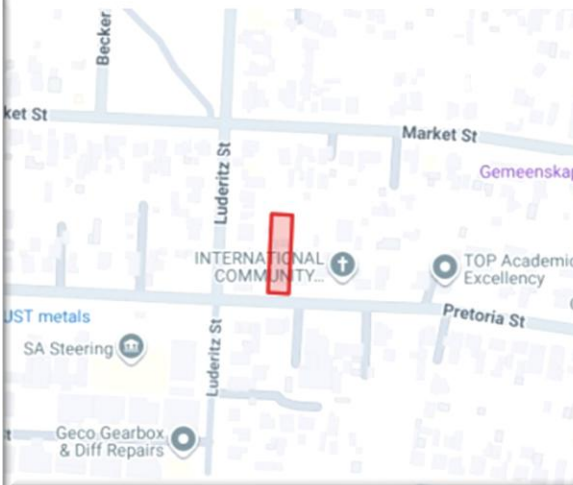
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

Coordinates: [-25.71409 28.127657](#)

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

LAND SIZE (REGISTERED)
1276 m²



Amenities

 FILLING STATION 0.78 km Exel Zandfontein 0.82 km Excel 0.94 km Tom & Mike Motors	 BUS STATION No bus stations in the proximity	 HOSPITAL/CLINIC 1.25 km Health & Safety Exodec Training 1.44 km Over All Workwear 2.05 km Hercules Clinic
 POLICE STATION 2.18 km South African Police Service Hercules Police Station 3.1 km Metro Police Regional Office 4.88 km South African Police Service Pretoria West Police Station	 SHOPPING CENTRE 0.27 km Convenience Centre 0.8 km Claremont Square 0.98 km Western Gateway	 EDUCATION 0.57 km Booysens Beertjies 0.22 km Slo-Tech 0.6 km Technical Controls Automation Academy
 BEACH 4.7 km Martiq		



PROPERTY DETAILS

PROPERTY DESCRIPTION

Unit Description

This sectional title unit has a floor area of approximately 107 m². The original three-bedroom layout has been altered by converting the lounge and dining area into additional bedrooms using drywall partitioning, resulting in a five-bedroom configuration.

- Kitchen.
- Multiple rooms currently used as bedrooms (approximately 5)
- Bathroom
- Separate toilet.
- Single lock-up garage.

The Unit is conveniently situated with easy access to major transport routes and a range of essential amenities, including schools, shopping centres, medical facilities, public transport, and other commercial services, making it well positioned for residential or accommodation-related use.

**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 considerationz**



TERMS AND CONDITIONS

The logo features a large, stylized red '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: 16194LJ

Proof of payment: leoniej@venditor.co.za



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