



**VENDITOR**  
AUCTIONEERS



**INSOLVENT ESTATE**

**5-BEDROOM FAMILY RESIDENCE**

**3 LEPELAAR STREET  
THREE RIVERS EAST  
GAUTENG**

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

# VENDITOR

## A U C T I O N E E R S

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**Disclaimer:**

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**LIGHTSTONE REPORT**

# V VENDOR AUCTIONEERS

 **Property Details**

**3 Lepelaar Street, Three Rivers East, Gauteng**  
Suburb: Three Rivers East

**LEGAL**  
Erf 62  
Township: "THREE RIVERS EAST"  
Mun: "EMFULENI LOCAL MUNICIPALITY"  
Province: "GAUTENG"  
Coordinates: [-26.653158, 28.010757](#)  
[Google maps](#) | [Street View](#)

**FREEHOLD**

**LAND SIZE (REGISTERED)**  
1985 m<sup>2</sup>

**LAND SIZE (CADASTRAL)**  
1623 m<sup>2</sup>

**LAST SALES DATE**  
2008/02/09





## Amenities



### FILLING STATION

- 0.82 km TotalEnergies Energies Truck Stop
- 0.93 km Four Way Motors
- 3.32 km Voorspoed Motors



### POLICE STATION

No police stations in the proximity



### BUS STATION

No bus stations in the proximity



### SHOPPING CENTRE

- 0.65 km Suikerbos Shopping Centre
- 3.63 km Risiville Shopping Centre
- 3.9 km Roadri Centre



### HOSPITAL/CLINIC

- 3.79 km Serenity Health & Skin Clinic
- 3.84 km An-Mar Kliniek



### EDUCATION

- 1.18 km First Steps Kindergarten
- 0.94 km Laerskool Suikerbos
- 0.86 km Jené Kleuterskool Nursery School



## PROPERTY DETAILS

## PROPERTY DESCRIPTION

### 5 Bedroom Family Residence centrally located within Three Rivers East, Gauteng.

Discover comfortable family living in this spacious and well-appointed home, perfectly situated in the sought-after suburb of Three Rivers East.

The Property comprises:

- 5 Spacious Bedrooms with built-in cupboards
  - 3 Bathrooms
  - Fitted kitchen with ample cupboard space, pantry, and scullery/laundry
  - Lounge
  - Dining area
  - Additional Family room
  - Undercover entertainment area with built-in braai
  - Swimming pool
  - 2 Double garages
  - Ample additional parking
  - Storage Room
  - Automated Gate
  - Electric Fencing
- The property is in average condition for its age, however, it requires ongoing maintenance, repairs, and refurbishment throughout. Several building elements require repair or replacement to restore the property to an acceptable standard.

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### Monthly Utilities:

|                  |            |
|------------------|------------|
| <b>Rates:</b>    | R 1 106.66 |
| <b>Refuse:</b>   | R 271.38   |
| <b>Sewerage:</b> | R 1 073.70 |

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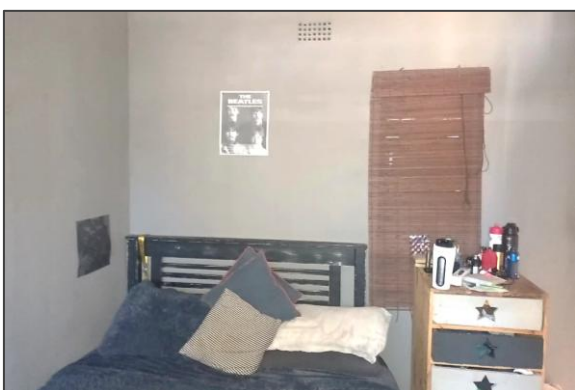
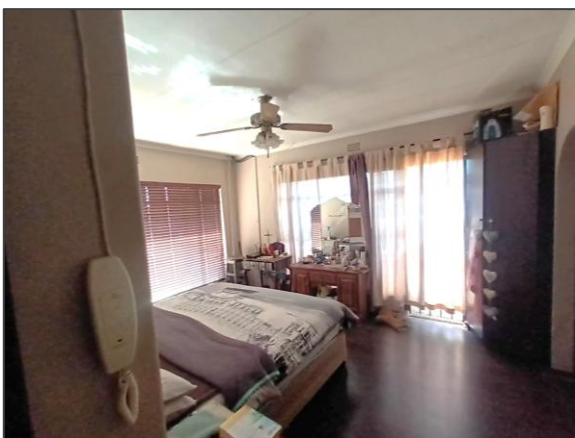


**PROPERTY PHOTOS**



# VA VENDOR

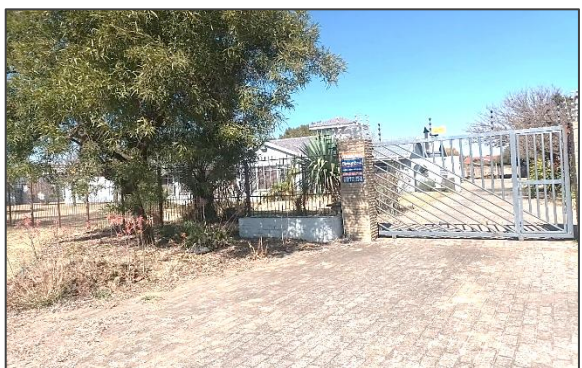
## AUCTIONEERS





# VA VENDOR

## AUCTIONEERS





# TERMS AND CONDITIONS

# **VENDITOR** AUCTIONEERS

- 10% Deposit is payable upon signing of the agreement
- The Seller is Not VAT Registered. Transfer Duty Applies.
- The Offer is subject to the Acceptance of the Seller.
- After written acceptance, the buyer has 30-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: 16207NDB | Your name

Proof of payment: [natasha@venditor.co.za](mailto:natasha@venditor.co.za)



# VENDITOR

## AUCTIONEERS



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Queenswood, Pretoria



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