



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

2-BEDROOM APARTMENT

UNIT 43, DOOR 93, THE BOULEVARDS

PIET RETIEF BLVD

VANDERBIJLPARK S.E. 10

GAUTENG

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

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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 of errors or omissions in the information provided, whether due to negligence or otherwise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.

The background is a solid dark gray. It features several large, abstract geometric shapes. In the top left, a dark gray chevron points downwards and to the right. In the top right, a red chevron points downwards and to the left. In the bottom right, a large dark gray chevron points upwards and to the right. The text 'LIGHTSTONE REPORT' is centered in the middle of the page.

LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

Property Details

Vanderbijl Park South East No 10, Gauteng

Sectional Title: SS THE BOULEVARDS (1093/2007)

Unit: 43

Suburb: Vanderbijl Park SE 10

LEGAL

Sect 43 of plan 1093/2007

known as "THE BOULEVARDS"

Situated at Erf 3

Township: "VANDERBIJL PARK SOUTH EAST NO 10"

Mun: "EMFULENI LOCAL MUNICIPALITY"

Province: "GAUTENG"

Coordinates: [-26.7193 27.86664](#)

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

UNIT SIZE (REGISTERED)
70 m²

MOTHER ERF
39617 m²

LAST SALES DATE
2006/05/11



Amenities

 FILLING STATION 1.25 km Sasol Vanderbijlpark 1.27 km Shell Select Kampus Motors 1.95 km Wessels & Van Tubbergh	 BUS STATION No bus stations in the proximity	 HOSPITAL/CLINIC 3.32 km Mediclinic Emfuleni 3.35 km Dr PI Aucamp 3.35 km Dr M Van Zyl
 POLICE STATION 2.89 km Cpf Sector 3 Vanderbijlpark 3.46 km South African Police Service Sharpeville Police Station 4 km South African Police Service Vanderbijlpark Police Station	 SHOPPING CENTRE 1.14 km Top Level Shopping Centre 1.51 km Olympia Shopping Centre 1.81 km Bedworth Park Shopping Center	 EDUCATION 0.41 km Christenskool Potchefstroom 0.25 km Academia Student Village 0.36 km Hoërskool Suncrest



PROPERTY DETAILS

PROPERTY DESCRIPTION

2-Bedroom First-Floor Unit in The Boulevards Estate, Vanderbijlpark.

This well-positioned first-floor unit is situated in the sought-after *The Boulevards Estate*, in close proximity to local amenities.

The unit features:

- Fitted open-plan kitchen with built-in cupboards
 - Open-plan living area leading onto a private balcony
 - 2 Bedrooms (MES)
 - 1 Additional Bathroom
 - 1 Covered Carport
- The property is generally in fair condition and presents an excellent opportunity for first-time buyers, investors or those looking to downsize. While the unit is habitable, it exhibits signs of normal wear and tear together with some deferred maintenance. Routine maintenance and cosmetic repairs will further enhance its appeal and value.

Monthly Rates: ± R 900.00 (Estimated)

Monthly Levies: ± R 1 982.61 (Estimated)

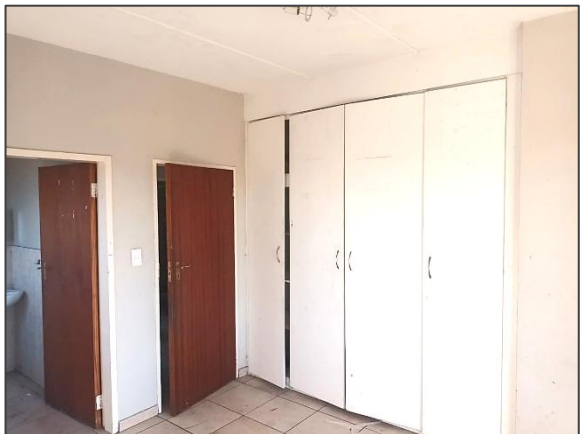
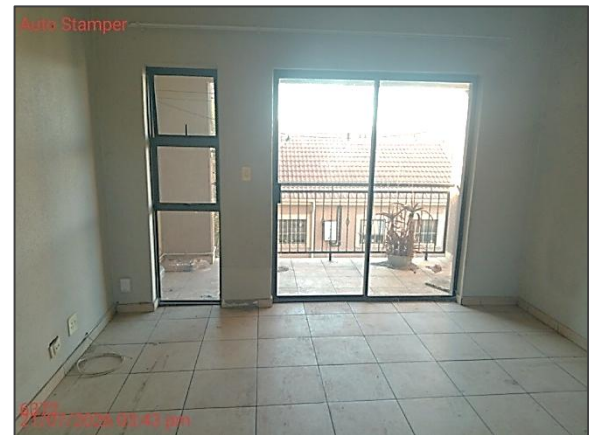
Utilities: Water is Billed Monthly & Electricity is pre-paid



PROPERTY PHOTOS

V VENDOR

A U C T I O N E E R S



VA VENDOR

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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 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: 16209NDB | Your name

Proof of payment: natasha@venditor.co.za



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