



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

HOUSE ON A 374SQM STAND

NUMBER 644,

8 XITSATSATSA ST

LEOPARD TREE ESTATE

WILLOW PARK MANOR EXT 86

V VENDOR

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.

LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

LIGHTSTONE

Property Details

8 Xitsatsatsa Street, Willow Park Manor Ext 86, Gauteng

Estate: Leopard Tree
Suburb: Willow Park Manor

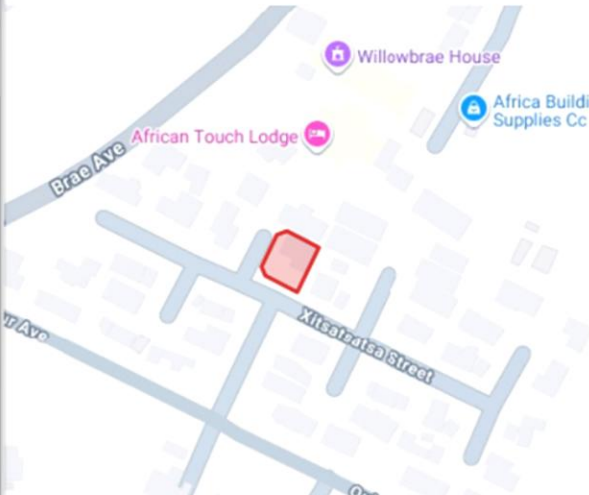
LAND SIZE (REGISTERED)
374 m²

LEGAL
Erf 644

Township: "WILLOW PARK MANOR EXT 86"
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"
Province: "GAUTENG"

Coordinates: [-25.74766, 28.341561](#)
[Google maps](#) | [Street View](#)

FREEHOLD



Amenities

 FUELING STATION 1.71 km Engen 1.87 km BP 2.26 km Rossouw Street Convenience Centre	 BUS STATION No bus stations in the proximity	 HOSPITAL/CLINIC 1.78 km Naude Lenie 2.65 km Nose Clinic The 2.78 km Nose Clinic
 POLICE STATION 3.17 km Denneboom South African Police Service 3.64 km South African Police Service Units 3.77 km South African Police Service Mamelodi	 SHOPPING CENTRE 1.78 km Circle Shopping Centre 1.82 km Willow Glen Shopping Centre 1.82 km Equestria Shopping Centre	 EDUCATION 0.1 km Children's Paradise Children Day Care 0.66 km Crazybikeguy Cycling 0.78 km Super Kidz Academy



PROPERTY DETAILS

PROPERTY DESCRIPTION

Leopard Tree Estate, Willow Park Manor

Property on a 374 m² Stand

Situated in the sought-after Leopard Tree Estate, Willow Park Manor, this property presents an excellent opportunity for homeowners, renovators, or investors looking to acquire a home in a secure and well-established estate.

The property is situated on a **374 m² stand** and offers excellent potential in a desirable residential location.

Property Highlights:

- House on a 374 m² stand
- Located in a secure, access-controlled estate
- Well-positioned within the popular Willow Park Manor area
- Ideal for investment or owner occupation
- Convenient access to major amenities and transport routes

Location:

Conveniently located close to shopping centres, schools, medical facilities, public transport, and other essential amenities. The property also offers easy access to Pretoria East and major transport routes, making it an attractive choice for both homeowners 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

The logo features a large, stylized red letter '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: 16195LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



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