



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

3 BEDROOM DUPLEX

UNIT 42 VAL DE SOL

206 QUTENQUA AVENUE

WATERKLOOFPARK EXT 2



VENDOR AUCTIONEERS

INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8

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

206 Outeniqua Avenue, Waterkloofpark Ext 2, Gauteng

[Get Directions](#)

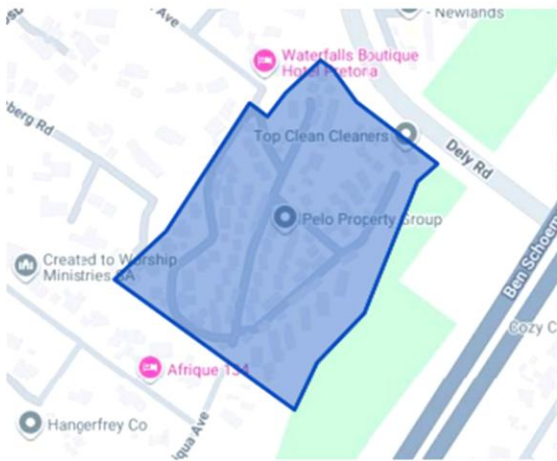
[-25.793703,28.264194](#)

Sectional Title

Legal Description	
Unit	42
Scheme Name	SS Val De Sol
Scheme Number Year	568/1997
Erf	61 (Situated At RE Of Erf 61)
Portion	0
Suburb	Waterkloof Park
Township	Waterkloofpark Ext 2
Municipality	City Of Tshwane
Province	Gauteng

Unit Size (Registered)

117 m²



Amenities

Filling Station

- 0.58 km TotalEnergies
- 1.16 km MBT Petroleum Alphen Park
- 1.25 km Caltex

Bus Station

No bus stations in the proximity

Hospital

- 0.98 km Dr Des Rossouw
- 0.98 km Dr R Sykes
- 1.17 km Dr A Ladikos

Police Station

- 4.38 km South African Police Union
- 4.93 km Brooklyn Police Station

Shopping Centre

- 0.58 km Newlands Plaza Shopping Centre
- 1.09 km Waterkloof Heights Shopping Centre
- 1.14 km Safari Centre

Education

- 0.63 km Klankelend Kleuterskool
- 0.73 km King's Kid Creche
- 0.48 km Angel Maths



PROPERTY DETAILS

PROPERTY DESCRIPTION

Duplex Description

This 117 m² duplex unit in Val de Sol, Waterkloofpark, consists of:

- 3 Bedrooms (one downstairs and two upstairs)
- 2 Bathrooms (one downstairs and one upstairs)
- Pajama lounge upstairs
- Open-plan lounge and dining area
- Kitchen
- Double garage

Unit Size: 117 m²

Location

The unit is situated in Val de Sol, Waterkloofpark, Pretoria, a well-established residential area offering convenient access to a range of amenities and major routes.

The surrounding area provides easy access to shopping centres, schools, medical facilities, restaurants and public transport. The property is also conveniently located for access to Pretoria CBD and other key areas of Pretoria.

The unit's spacious layout, three bedrooms, pajama lounge and double garage make it suitable for residential occupation and investment purposes.

**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

- 5% Deposit and buyers commission plus VAT on the commission only is payable 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: 16224LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za