



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**A SINGLE RESIDENTIAL DWELLING SITUATED
ACROSS THREE ADJOINING STANDS**

**C/O 1 & 3 ELSIES & GOURITZ STREET
STILFONTEIN EXT 4, NORTH WEST**



VENDOR AUCTIONEERS

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Disclaimer:

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

LIGHTSTONE REPORT

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Property Details



1 Elsie Street, Stilfontein Ext 4, North West

Suburb: Stilfontein

LEGAL

Erf 2079

Township: "STILFONTEIN EXT 4"

Mun: "CITY OF MATLOSANA"

Province: "NORTH-WEST"

Coordinates: [-26.845785,26.766419](#)

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

LAND SIZE (REGISTERED)

639 m²

LAND SIZE (CADASTRAL)

514 m²



3 Elsie Street, Stilfontein Ext 4, North West

Suburb: Stilfontein

LEGAL

Erf 2080

Township: "STILFONTEIN EXT 4"

Mun: "CITY OF MATLOSANA"

Province: "NORTH-WEST"

Coordinates: [-26.846016,26.76636](#)

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

LAND SIZE (REGISTERED)

880 m²

LAND SIZE (CADASTRAL)

943 m²



12 Gouritz Street, Stilfontein Ext 4, North West

Suburb: Stilfontein

LEGAL

Erf 2078

Township: "STILFONTEIN EXT 4"

Mun: "CITY OF MATLOSANA"

Province: "NORTH-WEST"

Coordinates: [-26.845794,26.76619](#)

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

LAND SIZE (REGISTERED)

666 m²

LAND SIZE (CADASTRAL)

695 m²



PROPERTY DETAILS

PROPERTY DESCRIPTION

The subject property is centrally situated within a well-established residential suburb in Stilfontein, conveniently located in close proximity to a range of local amenities.

The property comprises a single residential dwelling situated across three adjoining stands, with a combined site area of approximately ±2,185 m².

- Kitchen
 - Lounge/ Dining area
 - 3 Bedrooms
 - 1 Bathroom
 - Separate Toilet
 - Double garage, which has been converted into two additional rooms
- The property requires remedial works, refurbishment, and general maintenance to address its current condition and bring it to an acceptable standard.

Monthly Rates: ± R 1 500.00 (Estimated)

Occupancy: The Property is tenanted.



PROPERTY PHOTOS

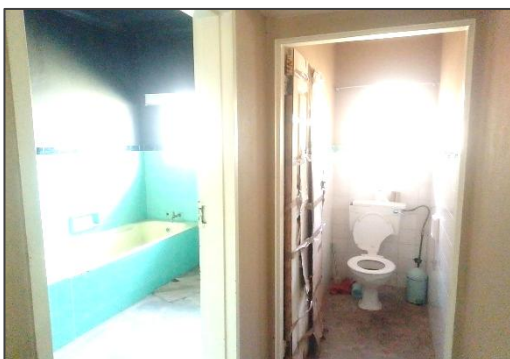
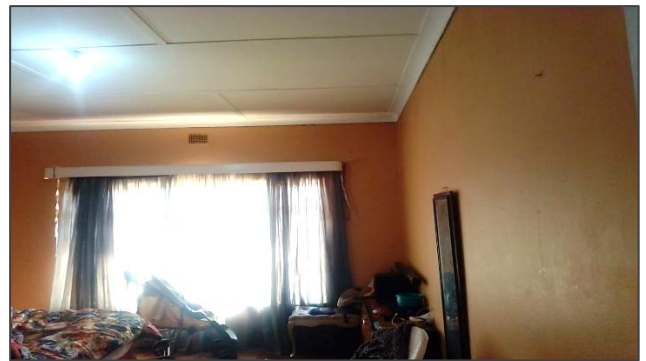
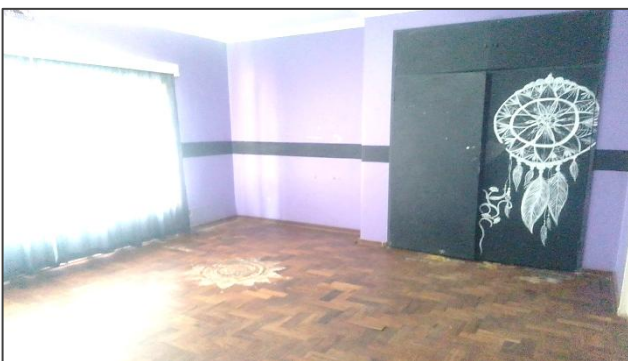
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TERMS AND CONDITIONS



VENDITOR

A U C T I O N E E R S

- 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: 16136NDB | Your name

Proof of payment: natasha@venditor.co.za



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199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za