



VENDITOR
AUCTIONEERS



DIVORCE ESTATE

3-BEDROOM RESIDENCE

**71 MONTAGUE STREET
BOKSBURG CENTRAL, GAUTENG**



VENDOR AUCTIONEERS

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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 or errors or omissions in the information provided, whether due to negligence or other wise 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**

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Property Details

71 Montagu Street, Boksburg, Gauteng

[Get Directions](#)

[-26.221599,28.257686](#)

Legal Description

Erf	1216
Portion	0
Suburb	Boksburg Central
Township	Boksburg
Municipality	Ekurhuleni
Province	Gauteng

Land Size (Registered)
471 m²

Land Size (Cadastral)
472 m²

Last Sales Date
27/06/2017



Amenities



Filling Station

- 0.3 km** East St Filling Station
- 0.5 km** Parkdene Service Centre
- 1 km** Engen Benoni



Bus Station

No bus stations in the proximity



Hospital

- 2.84 km** Snoringelephant
- 3.28 km** Lindsey Schwartz Psychologist
- 3.89 km** Surgical Clinic



Police Station

- 0.81 km** Ekurhuleni Metropolitan Police Department
- 1.95 km** Boksburg Police Station
- 3.34 km** Reiger Park Police Station



Shopping Centre

- 0.38 km** Village Mall
- 0.4 km** Centre Point Shopping Centre - Market Street
- 1.44 km** Adies Centre



Education

- 0.24 km** Arise and Shine
- 0.17 km** Saint Michael's Primary School
- 0.15 km** Hoerskool Voortrekker High



PROPERTY DETAILS

PROPERTY DESCRIPTION

The subject residential property is centrally located within Boksburg, with convenient access to major amenities, schools, shopping centres, hospitals and other essential services.

The Subject Property comprises:

- Kitchen
- Lounge/ Dining area
- 3 Bedrooms
- 2 Bathrooms
- Porch
- Garden
- Double Garage

- The property requires remedial works, refurbishment, and general maintenance to address its current condition and bring it to an acceptable standard.

Monthly Rates: ± R 594.25.00 (Estimated)

Occupancy: The Property is owner occupied.



PROPERTY PHOTOS

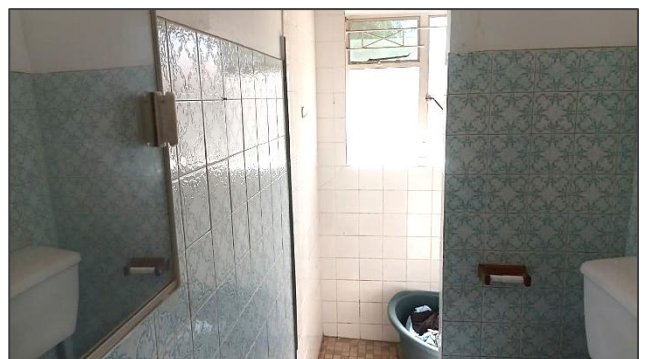
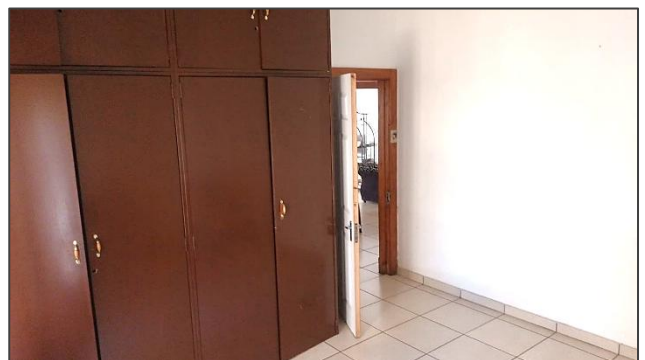
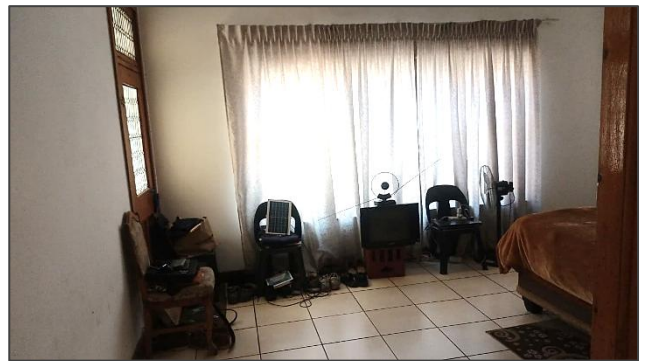
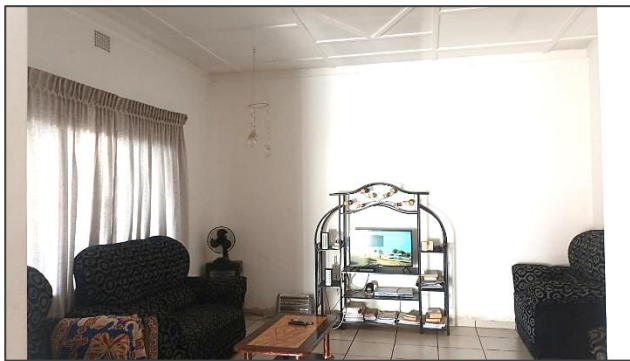
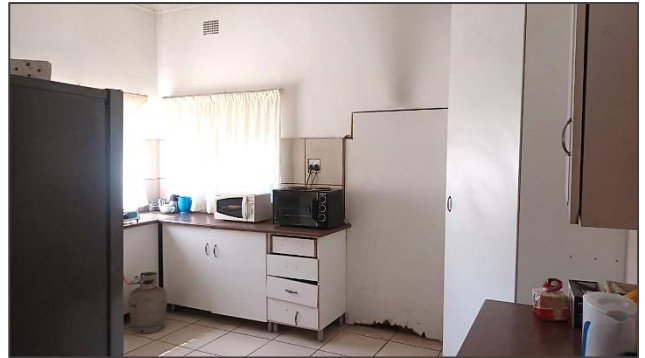
V VENDOR

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TERMS AND CONDITIONS

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- 10% Deposit plus 7.5% Commission plus VAT on Commission 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 Acceptance.
- 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: 16226NDB | Your name

Proof of payment: natasha@venditor.co.za



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