



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

BACHELOR APARTMENT

UNIT 279, WILLOW CREST
14 SAGEWOOD AVE, NOORDWYK
MIDRAND

The logo features a large, stylized red 'V' with a smaller red 'A' nested within its upper right arm.

VENDITOR

A U C T I O N E E R S

INDEX

Lightstone Report	4
Property Details	6
Property Photos	8
Terms & Conditions	10

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, 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

V VENDOR AUCTIONEERS



Property Details

Sectional Title

14 Sagewood Avenue, Sagewood Ext 14, Gauteng

[Get Directions](#)

[-25.952808,28.110434](#)

Legal Description

Unit	279
Scheme Name	SS Willow Crest
Scheme Number Year	48/2007
Erf	1316
Portion	0
Suburb	Sagewood
Township	Sagewood Ext 14
Municipality	City Of Johannesburg
Province	Gauteng

Unit Size (Registered)
42 m²

Mother Erf Size
10719 m²

Last Sales Date
29/11/2013



Amenities



Filling Station

- 0.99 km Diesel On Summit
- 1.3 km Engen Noordwyk Motors
- 1.37 km Shell



Police Station

- 3.65 km South African Police Service - Call Centre - Sage Corporate Park North
- 4.18 km South African Police Service Olievenhoutbosch Police Station
- 4.59 km S.A.P.S Midrand



Bus Station

- 1.44 km Gautrain Bus Stop
- 2.2 km Gautrain Bus Stop
- 2.37 km Gautrain Bus Stop



Shopping Centre

- 1.31 km Noordwyk Shopping Centre
- 2.4 km Vodaworld
- 3.1 km Midrand City Shopping Centre



Hospital

- 1.93 km Wellness Spa The
- 2.8 km San Ridge Medical Centre
- 3.06 km Mediclinic Hospitals



Education

- 0.3 km Naturally Naughty Educare
- 0.35 km Sagewood School
- 0.38 km Infinity Professional Coaching



PROPERTY DETAILS

PROPERTY DESCRIPTION

Whether you are a first-time buyer, looking to downsize, or searching for an investment opportunity, this unit offers excellent value in the popular Noordwyk, Midrand area, with easy access to shopping centres, schools and other amenities.

Bachelor Unit comprising:

- Open-plan Kitchenette, Living/ Sleeping area
- Bathroom: shower, toilet and basin
- Single Carport
- Pre-Paid Water & Electricity

Monthly Rates: ± R 350.00 (Estimated)

Monthly Levies: ± R 861.00 (Estimated)

Occupancy: The Property is vacant.



PROPERTY PHOTOS

V VENDOR AUCTIONEERS



Auto Stamper



7320
20/08/2026 11:11 am

Auto Stamper



7322
20/08/2026 11:11 am

Auto Stamper



7316
20/08/2026 11:11 am

Auto Stamper



7321
20/08/2026 11:11 am

Auto Stamper



7334
21/08/2026 10:18 am



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 30-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: 16201NDB | Your name

Proof of payment: natasha@venditor.co.za



VENDITOR

AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za