



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**SPACIOUS DOUBLE STOREY
HOME WITH FLATLET**

**21 KILLIAN AVENUE
CINDERELLA, BOKSBURG**



VENDOR

A U C T I O N E E R S

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LIGHTSTONE REPORT

WAVENDOR

AUCTIONEERS

LIGHTSTONE

Property DetailsFreehold

21 Killian Avenue, Cinderella, Gauteng

[Get Directions](#)

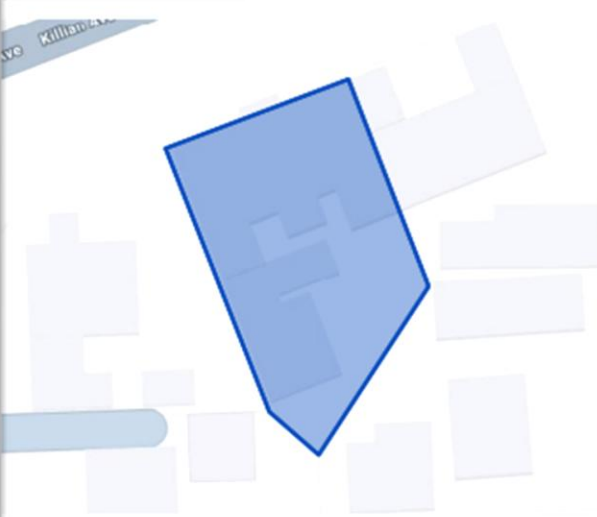
[-26.242908,28.251533](#)

Legal Description

Erf	76
Portion	0
Suburb	Cinderella
Township	Cinderella
Municipality	Ekurhuleni
Province	Gauteng

Land Size (Registered)

993 m²



Amenities

Filling Station

- 0.56 km BP
- 0.66 km Caltex
- 0.73 km Astron Energy Farrar Park

Bus Station

No bus stations in the proximity

Hospital

- 0.92 km Lindsey Schwartz Psychologist
- 1.2 km Snoringelephant
- 2.35 km Dr Francois Van Der Westhuizen

Police Station

- 1.98 km Ekurhuleni Metropolitan Police Department
- 2.86 km Boksburg Police Station
- 2.98 km Reiger Park Police Station

Shopping Centre

- 1.14 km Convenience Centre
- 1.84 km Sunward Park Shopping Centre
- 1.85 km Netrac 117 Ltd T/a Sonward Lifestyle Centre

Education

- 0.15 km Educational Investment Group
- 0.45 km Ng Kerk
- 0.46 km Edu-Funda Education Centre



PROPERTY DETAILS

PROPERTY DESCRIPTION

PROPERTY REPORT

Stand Size: ±993 m²

PROPERTY DESCRIPTION

The property comprises a spacious double-storey residence situated on a ±993 m² stand. The residence offers multiple living areas, a large kitchen with separate scullery/laundry, bedrooms with built-in cupboards and air-conditioning, en-suite bathrooms, balconies and a separate flatlet. The property further includes a tandem garage, splash pool, koi pond and garden.

Ground Floor

- Entrance Hall
- Open-Plan Lounge & Dining Room
- Open-Plan Kitchen
- Scullery/Laundry
- Walk-In Pantry
- Back Garden
- Glass Stack Doors
- Air-Conditioner

Bedrooms & Bathrooms

- 4 Bedrooms (including 1 Bedroom/Office)
- 2 En-suite Bathrooms
- 1 Separate Guest Toilet

Second Floor

- 2 Bedrooms (including the main bedroom)
- 1 En-suite Bathroom
- 2 Balconies

Flatlet

- 2 Bedrooms
- 1 Bathroom
- Lounge
- Kitchen

The property also offers a tandem garage accommodating approximately three vehicles. The garage has a single automated garage door.

Amenities / Additional Features

The property offers a ±993 m² stand with a double-storey main residence and separate two-bedroom flatlet. Additional features include multiple air-conditioners, built-in cupboards, walk-in closets, a walk-in safe, balconies, open-plan living areas, an open-plan kitchen, scullery/laundry, walk-in pantry, tandem garage for approximately three vehicles, automated garage door, direct access into the residence, koi pond, splash pool, back garden and glass stack doors.



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 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: 16225LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



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