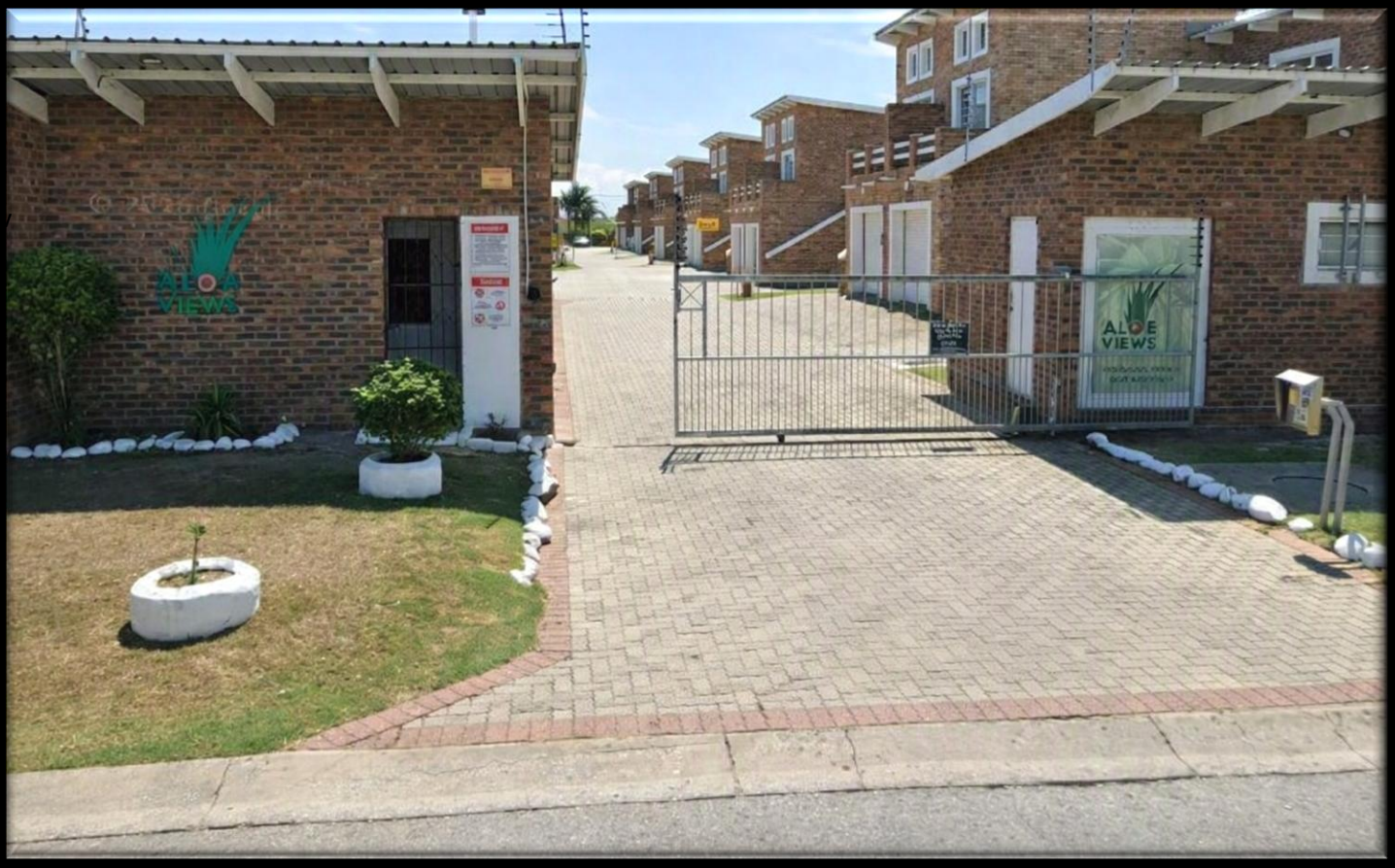
VENDITOR
AUCTIONEERS




# INSOLVENT ESTATE

## 94SQM UNIT

**UNIT 71 DOOR 52 SS ALOE VIEWS,**

**19 ARUNDEL AVENUE,**

**BLUE WATER BAY | AMSTERDAMHOEK**

**EASTERN CAPE**

VENDITOR AUCTIONEERS

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**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.**

# LIGHTSTONE REPORT

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## LIGHTSTONE

### Property Details

SECTIONAL TITLE

19 Arundel Avenue, Amsterdamhoek, Eastern Cape

Sectional Title: SS ALOE VIEWS (351/2011)

Unit: 71

Suburb: Blue Water Bay

LEGAL

Sect 71 of plan 351/2011

known as "ALOE VIEWS"

Situated at Erf 1615

Township: "AMSTERDAMHOEK"

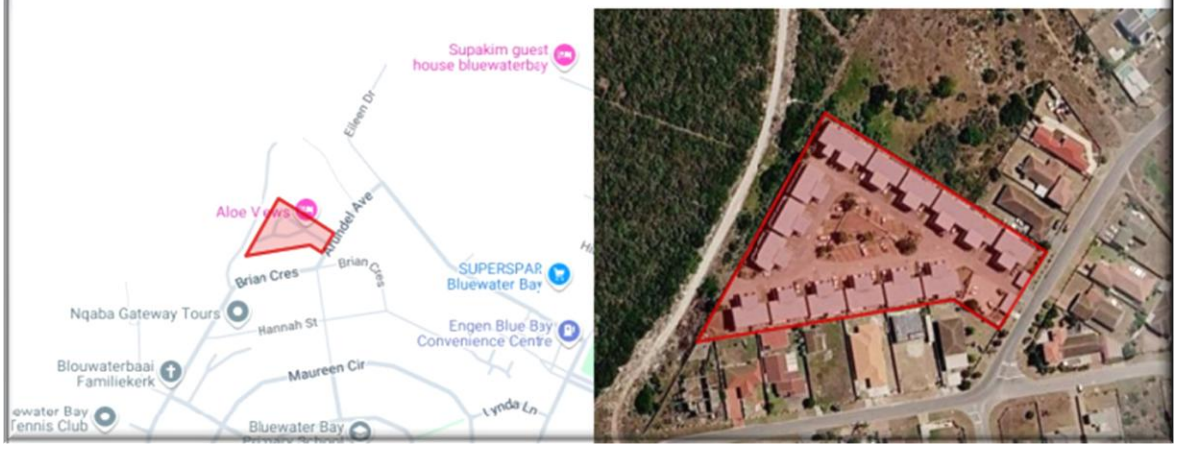
Mun: "NELSON MANDELA BAY METROPOLITAN MUNICIPALITY"

Province: "EASTERN CAPE"

Coordinates: -33.849074,25.62618

UNIT SIZE (REGISTERED)

94 m²




### Amenities

**FILLING STATION**

| | |
|---|---|
| 0.55 km | Engen |
| 2.9 km | Mayibuye Petroleum |
| 2.94 km | BP Riverside Service Station |

**POLICE STATION**

| | |
|---|---|
| 2.04 km | South African Police Service Swartkops Police Station |
| 2.08 km | South African Police Service - Markman Industrial |
| 3 km | South African Police Service Railway Station Swartkops |

**BEACH**

| | |
|---|---|
| 1.21 km | Blue Water Bay Beach |
| 3.83 km | Brighton Beach |
| 4.32 km | Saint George's Strand |

**BUS STATION**

No bus stations in the proximity

**SHOPPING CENTRE**

| | |
|---|---|
| 0.56 km | N2 City Shopping Centre |
| 4.26 km | D Man Enterprises |
| 4.93 km | Eyethu Center Ibhayi |

**HOSPITAL/CLINIC**

| | |
|---|---|
| 1.5 km | Dr D Muller |
| 2.97 km | Wellness Clinic |

**EDUCATION**

| | |
|---|---|
| 0.61 km | Just Kids Playschool |
| 0.39 km | Blue Water Primary School |
| 0.53 km | Bay Christian School |

# PROPERTY DETAILS

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## PROPERTY DETAILS:

Unit in Aloe Views, Bluewater Bay, Amsterdamhoek, Eastern Cape

**Unit Size:** ±94 m²

**Property Overview**

The property comprises a sectional title unit of approximately 94 m², situated in Aloe Views, Bluewater Bay, Amsterdamhoek, in the Eastern Cape.

The development is located in an established residential area with access to the surrounding coastal and natural environment. Bluewater Bay and Amsterdamhoek are known for their proximity to the Swartkops River, beaches and the Aloe Trail, providing opportunities for outdoor activities such as walking, fishing and water-based recreation.

The Aloe Trail offers approximately 2 km and 7 km circular walking routes between Amsterdamhoek and Bluewater Bay, with views over the surrounding valley and Swartkops estuary.

This Unit is situated close to a range of amenities and recreational facilities. Bluewater Bay and Amsterdamhoek offer convenient access to the Swartkops River and estuary, beaches, walking trails and other outdoor recreational opportunities. The area is also within reach of shopping facilities, supermarkets, pharmacies, restaurants, schools and other essential services, with easy access to the N2 and surrounding areas.

**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 considerationz**

# TERMS AND CONDITIONS

- 5% Deposit and buyers commission plus Vat on the commission only 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: 16230LJ

Proof of payment: leoniej@venditor.co.za

# VENDITOR
## AUCTIONEERS


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