



VENDITOR
AUCTIONEERS



LIQUIDATION

**RESIDENTIAL PROPERTY IN A SECURE
AND EXCLUSIVE ESTATE**

**147 SERENGETI STREET
SERENGETI EXCLUSIVE ESTATE
RUIMSIG, ROODEPOORT**

V VENDOR

A U C T I O N E E R S

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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

V VENDOR AUCTIONEERS



Property Details

Freehold

147, Serengeti Street, Serengeti Estate Development, Ruimsig, Roodepoort, City Of Johannesburg, Gauteng, 1724

[Get Directions](#)

[-26.078886,27.868343](#)

Legal Description

Erf	147
Portion	0
Estate	Serengeti Estate
Suburb	Ruimsig
Township	Ruimsig Ext 46
Municipality	City Of Johannesburg
Province	Gauteng

Land Size (Registered)

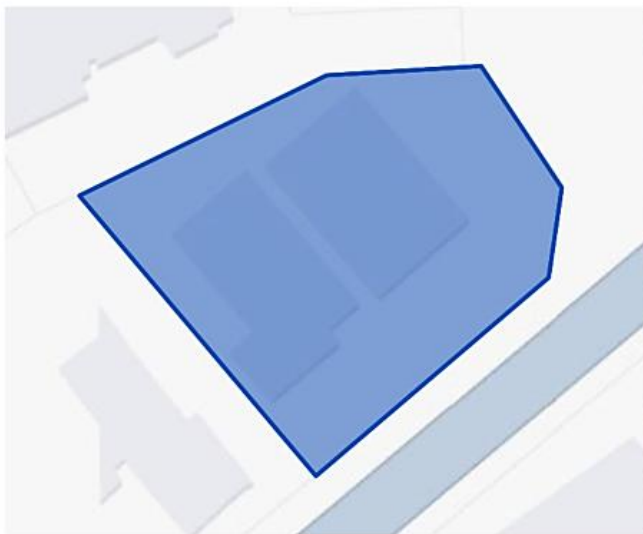
780 m²

Land Size (Cadastral)

783 m²

Last Sales Date

03/08/2011



Amenities



Filling Station

- 1.26 km Caltex
- 1.29 km Sasol Ruimsig
- 1.59 km Caltex



Bus Station

No bus stations in the proximity



Hospital

- 0.88 km Dr C Magnus
- 1.04 km Gateway Village The
- 1.07 km Changes River Manor



Police Station

- 3.2 km South African Police Service Muldersdrift
- 4.86 km South African Police Service Muldersdrift Police Station



Shopping Centre

- 1.16 km Melrose Crossing Shopping Centre
- 3.52 km Rubida Park Shopping Centre
- 3.58 km Ouklip Shopping Centre



Education

- 0.68 km Edufun4kids
- 0.41 km The Golf Centre
- 0.7 km Campusres



PROPERTY DETAILS

PROPERTY DESCRIPTION

Serengeti Exclusive Estate is a sought-after residential estate situated in the Ruimsig area of Roodepoort, offering a peaceful and secure lifestyle in an established residential setting. The estate is known for its access-controlled environment and proximity to the Ruimsig Golf Course, creating an appealing setting for homeowners seeking privacy and tranquillity.

Conveniently located close to schools, shopping centres, restaurants and recreational facilities, the estate offers a balance between relaxed residential living and everyday convenience, with access to major routes connecting residents to the wider West Rand and Johannesburg.

Serengeti Exclusive Estate is an attractive option for families, professionals and property investors looking for a well-positioned property in Ruimsig.

The subject property comprises a double-storey residence featuring:

Ground Floor:

- Entrance Hall
- Spacious, Fitted Kitchen featuring: Granite Countertops, a Gas Stove, Central Island, Pantry, and separate Scullery/Laundry Area
- Large, Open-Plan Living Area Leading Out to a Covered Patio with a Built-in Braai and Swimming Pool
- TV / Dining Room
- Double Automated Garage with direct access into the house

Second Floor:

- Main Bedroom featuring: His/ Her's En-Suite Bathroom, Walk-in Closet, Walk-in Safe, Balcony
- 2 Additional Bedrooms, each with a balcony
- Family Bathroom
- Study with a Balcony

Property Condition

The property requires general maintenance and refurbishment. Certain areas would benefit from attention to enhance the overall condition and presentation of the home.

This presents an opportunity for the new owner to update and personalise the property to their own taste and preferences.

Monthly Rates:	± R 3 491.11 (Estimated)	Monthly Levies:	± R 2 276.21 (Estimated)
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PROPERTY PHOTOS

V VENDOR

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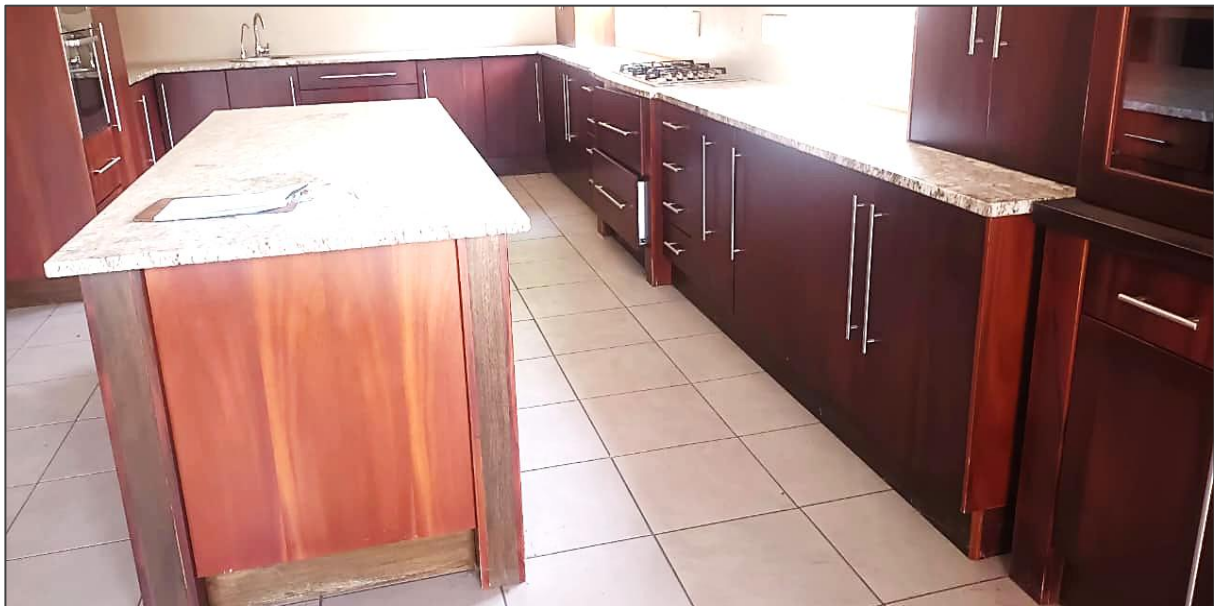
VA VENDOR

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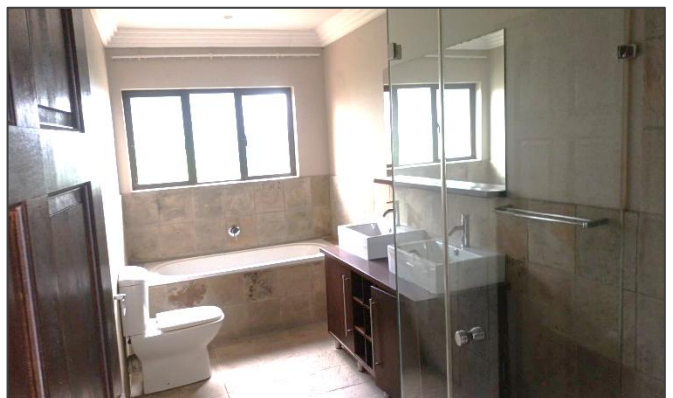
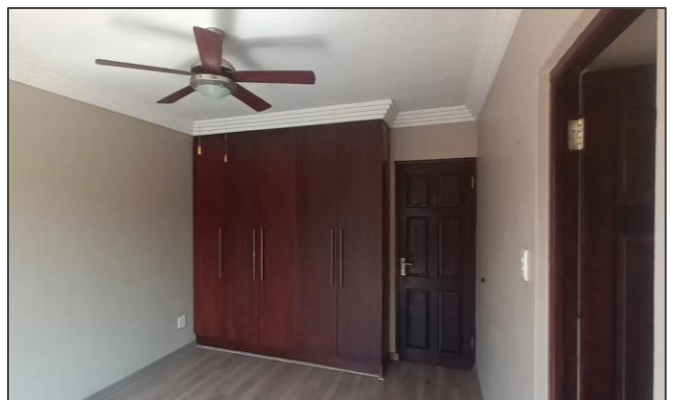
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TERMS AND CONDITIONS

The logo features a large, stylized red 'V' with a smaller red 'A' nested within its upper right portion. To the right of this graphic, the word 'VENDITOR' is written in a large, bold, black sans-serif font, and 'AUCTIONEERS' is written below it in a slightly smaller, all-caps, black sans-serif font.

VENDITOR

AUCTIONEERS

- 10% Deposit of the Purchase Price 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: 16259NDB | Your name

Proof of payment: natasha@venditor.co.za



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