



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**2-BEDROOM GROUND-FLOOR
APARTMENT IN A SECURE COMPLEX**

**UNIT 27, HEREFORD
1 SALTUS STREET, IRENE EXT 193
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**

SECTIONAL TITLE

LEGAL
Sect 27 of plan 765/2017

Sectional Title: SS HEREFORD (765/2017)

known as "HEREFORD"

Unit: 27

Situated at Erf 4761

Suburb: Irene Ext 193

Township: "IRENE EXT 193"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

Coordinates: [-25.851729,28.247946](#)

[Google maps](#) | [Street View](#)

UNIT SIZE (REGISTERED)

83 m²

MOTHER ERF

80161 m²

LAST SALES DATE

2017/11/30

 FILLING STATION

1.66 km	TotalEnergies
1.79 km	Engen Cornwallview
1.97 km	Engen Route



POLICE STATION

No police stations in the proximity



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

1.13 km	Irene Village Mall
1.15 km	Ryneveld Corner Centre
1.32 km	Irene Village Mall



HOSPITAL/CLINIC

1.15 km	The Laser Beautique
1.24 km	Curemed
2.65 km	Dr D Kruger



EDUCATION

0.4 km	Kiepie Land Day Care
0.69 km	Village Kidz
0.9 km	Resilience Coaching International



PROPERTY DETAILS

PROPERTY DESCRIPTION

Situated in the sought-after Irene area of Centurion, this property offers a peaceful suburban setting with convenient access to major routes, shopping centres, schools, restaurants and essential amenities. Surrounded by established neighbourhoods and leafy streets, Irene provides a relaxed lifestyle while remaining well connected to Pretoria and Johannesburg.

The Subject Ground-Floor Unit comprises:

- Kitchen with Gas-Stove
- Open-Plan Living Area
- 2 Bedrooms
- 2 Bathrooms
- Linen Cupboards
- Gas Geyser
- Under-cover Patio with a Gas Braai
- Small enclosed Garden
- 2 Allocated Covered Parking Bays
- Electricity, Water & Gas Monitored by Impact Meters

Whether you're looking to create your ideal home or seeking a property with investment potential, this unit offers an excellent opportunity to add value.

The property requires refurbishment and some repairs, making it ideal for a renovator or investor looking to modernise and unlock its full potential.

Monthly Rates: ± R 925.00 (Estimated)

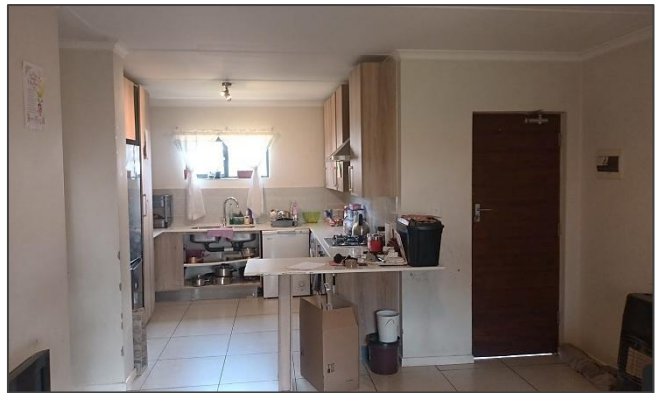
Monthly Levies: ± R 1 121.00 (Estimated)



PROPERTY PHOTOS

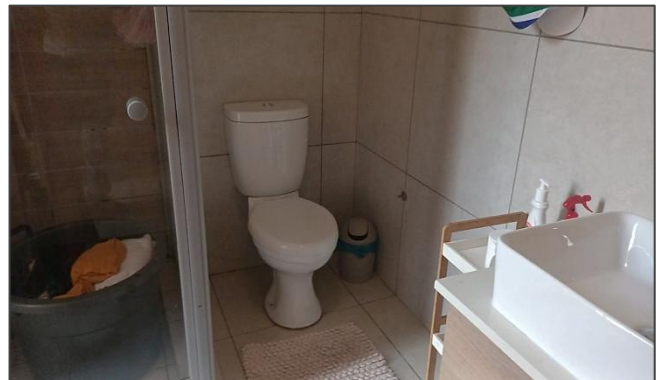
VA VENDOR

AUCTIONEERS



V VENDOR

AUCTIONEERS





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 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: 16176NDB | Your name

Proof of payment: natasha@venditor.co.za



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