



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**CHARMING 2-BEDROOM DUPLEX
IN A SECURE COMPLEX**

**UNIT 6, ORIZABA NOORD
988 9TH AVENUE, WONDERBOOM SOUTH
PRETORIA**



VENDOR AUCTIONEERS

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LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

Property Details

Sectional Title

988 9th Avenue, Wonderboom South, Gauteng

[Get Directions](#)

[-25.697021,28.20102](#)

Legal Description

Unit	6
Scheme Name	SS Orizaba Noord
Scheme Number Year	127/1996
Erf	1045
Portion	1
Suburb	Wonderboom South
Township	Wonderboom South
Municipality	City Of Tshwane
Province	Gauteng

Unit Size (Registered)

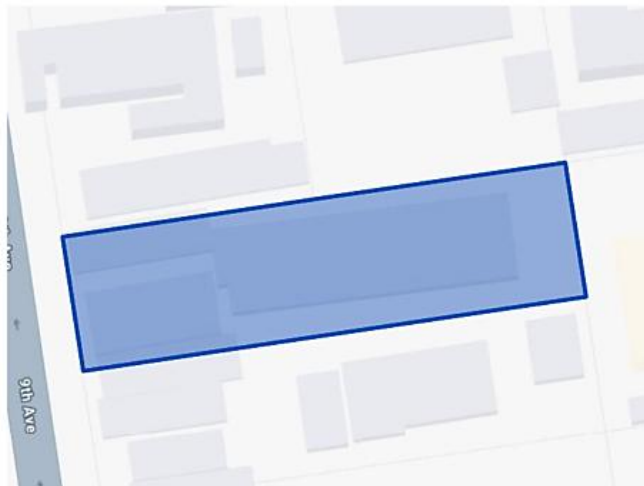
115 m²

Mother Erf Size

1279 m²

Last Sales Date

26/04/2022



Amenities

Filling Station

- 0.3 km Total
- 0.99 km Craig Joss Motors
- 1.19 km Sasol Wonderboom Suid

Police Station

- 1.71 km South African Police Service
- Wonderboompoort Police Station
- 1.8 km Wonderboom Poort Police Station
- 2.04 km Pretoria Moot Police Station

Bus Station

No bus stations in the proximity

Shopping Centre

- 0.22 km Wonderboom Plaza
- 0.47 km Valleyfurn Shopping Centre
- 1.02 km Koppie Gebou Shopping Centre

Hospital

- 0.7 km Piek Engela Kliniese Sielkndge
- 1.03 km Kotze
- 1.05 km Life Healthcare Eugene Marais Hospital

Education

- 0.36 km Jo Christal Dramaskool
- 0.46 km Sonette
- 0.35 km Die Hoërskool Wonderboom

Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and despite the application of proprietary data cleaning processes cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All Owner details, bond, home loan and property registration information in the reports is from the Deeds office where information on all property registrations, property transfers as well as all registered bonds/ home loans are kept. This is public domain information and accessible by any person.

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PROPERTY DETAILS

PROPERTY DESCRIPTION

Orizaba Noord is an established residential complex situated on 9th Avenue in the well-established suburb of Wonderboom South. The complex offers a convenient residential setting with easy access to local amenities, schools, shopping facilities and major transport routes.

This well-designed duplex unit offers comfortable and practical living across two levels, making it an ideal choice for first-time buyers, small families, or savvy investors looking to add a manageable property to their portfolio.

The Subject Duplex Unit comprises:

Lower level

- Kitchen
- Lounge/ Dining area
- Guest Toilet
- Laundry area
- Small Enclosed Garden
- 2 Lock-Up Garages

Upper level

- 2 Bedrooms
- 1 Bathroom with a separate Toilet

Whether you're looking for your first home, a comfortable space for a small family, or a property investment opportunity, this unit is well worth considering.

Monthly Rates: ± R 480.00 (Estimated)

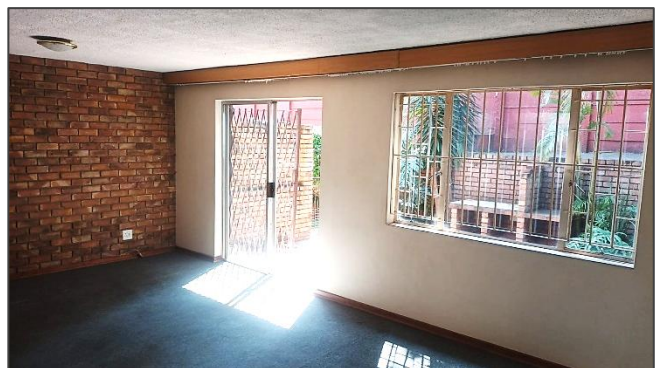
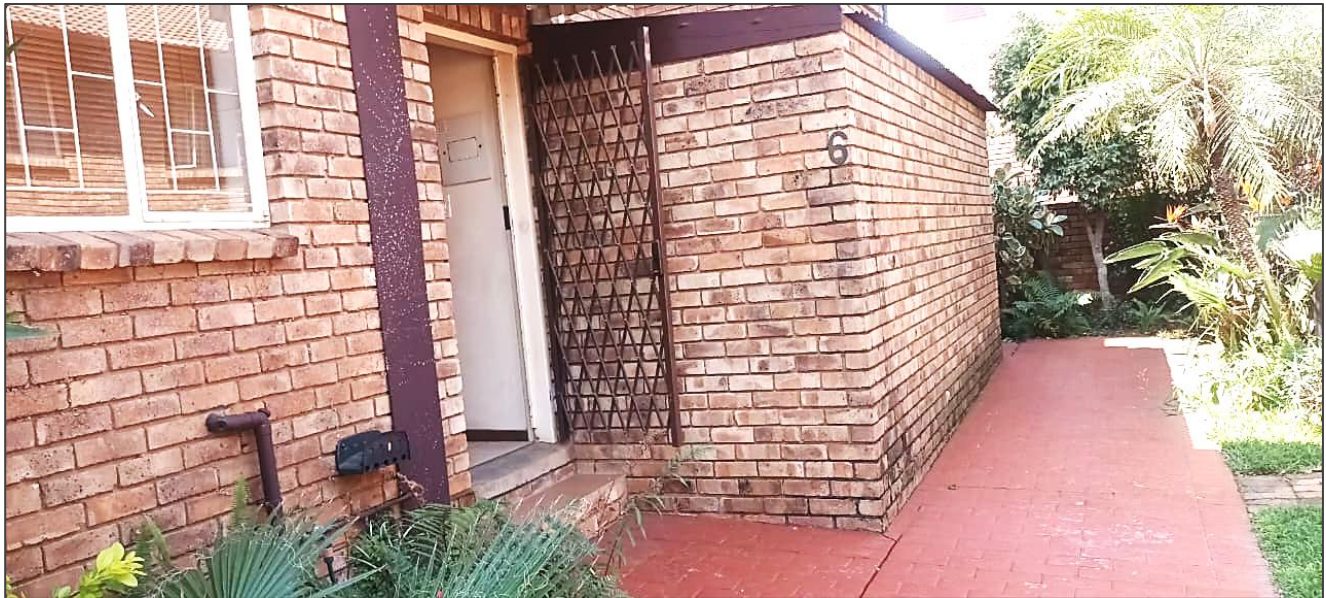
Monthly Levies: ± R 1 500.00 (Estimated)



PROPERTY PHOTOS

VA VENDOR

AUCTIONEERS



VA 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 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: 16249NDB | Your name

Proof of payment: natasha@venditor.co.za



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