



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**RESIDENTIAL PROPERTY IN
*SECURITY ESTATE***

25 EVELIA STREET

MARBELLA VILLAS

WILLOW PARK MANOR EXT 46



VENDOR AUCTIONEERS

INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8

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LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

LIGHTSTONE

Property Details

FREEHOLD

25 Evelia Street, Willow Park Manor Ext 46, Gauteng

Estate: Marbella Villas
Suburb: Willow Park Manor

LAND SIZE (REGISTERED):
370 m²

LEGAL
Erf 228
Township: "WILLOW PARK MANOR EXT 46"
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"
Province: "GAUTENG"
Coordinates: [-25.744077, 28.329188](#)
[Google maps](#) | [Street View](#)





Amenities

**FILLING STATION**
0.78 km Exel Zandfontein
0.82 km Excel
0.94 km Tom & Mike Motors

**BUS STATION**
No bus stations in the proximity

**HOSPITAL/CLINIC**
1.25 km Health & Safety Exodec Training
1.44 km Over All Workwear
2.05 km Hercules Clinic

**POLICE STATION**
2.18 km South African Police Service
Hercules Police Station
3.1 km Metro Police Regional Office
4.88 km South African Police Service Pretoria
West Police Station

**SHOPPING CENTRE**
0.27 km Convenience Centre
0.8 km Claremont Square
0.98 km Western Gateway

**EDUCATION**
0.57 km Booyens Beertjies
0.22 km Slo-Tech
0.6 km Technical Controls Automation
Academy

**BEACH**
4.7 km Martiq



PROPERTY DETAILS

PROPERTY DESCRIPTION

RESIDENTIAL PROPERTY IN A SECURITY ESTATE

Address: 25 Evelia Street, Marbella Village, Willow Park Manor Extension 46

A residential property situated within Marbella Village, a security estate in Willow Park Manor Extension 6, Pretoria. The property offers an opportunity for prospective purchasers looking to invest in a residential property in an established area.

Prospective purchasers are encouraged to inspect the property to familiarize themselves with the layout, accommodation and overall condition.

NEARBY AMENITIES

The property is conveniently located near a variety of amenities, including Willows Crossing Shopping Centre, Equestria Gateway, The Grove Mall, La Montagne Pharmacy and Spar, Wilgers Hospital, Makro, restaurants and other local businesses.

LOCATION AND ACCESSIBILITY

The property is situated in Willow Park Manor Extension 6, with access to surrounding residential and commercial areas, shopping facilities and major routes in Pretoria East.

**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 consideration**



TERMS AND CONDITIONS

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- 10% Deposit 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: 16217LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



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