



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**3 BEDROOM HOME
WITH FLATLET**

**1255 BEN SWART STREET,
MOREGLOED | PRETORIA**



VENDOR AUCTIONEERS

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LIGHTSTONE REPORT

WAVENDOR AUCTIONEERS

LIGHTSTONE

Property DetailsFreehold

1255, Ben Swart Street, Pretoria, City Of Tshwane, Gauteng, 0186

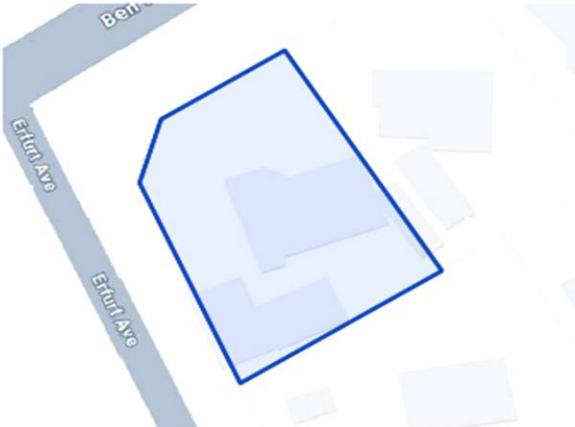
[Get Directions](#)

[-25.711453 28.255794](#)

Legal Description

Erf	715
Portion	0
Suburb	Moregloed
Township	Moregloed
Municipality	City Of Tshwane
Province	Gauteng

Land Size (Registered)
1035 m²



Amenities

Filling Station

0.48 km	Sasol Stormvoel
0.54 km	Caltex
0.7 km	Total

Bus Station

No bus stations in the proximity

Hospital

0.38 km	North Gauteng Mental Health
0.72 km	Killnerpark Narko Clinic
1.47 km	Anna Cronje - Babasorg & Dagsorgssentrum

Police Station

2.7 km	Dpci Hawks
2.9 km	S A Police Quartermaster
3.23 km	Police South African Police Service - Pretoria Flying Squad

Shopping Centre

0.72 km	Moregloed Sentrum
1.05 km	Killner Park Centre
1.09 km	Nasdorp Shopping Center

Education

0.38 km	Altewys Kleuterskool
0.36 km	Pienkvoet Pret Moot
0.3 km	Hoerskool Staatspresident C R Swart



PROPERTY DETAILS

PROPERTY DESCRIPTION

Property Description

This well-positioned property comprises an erf measuring approximately 1,035 m², situated along Ben Swart Street in the established Moregloed area of Pretoria.

- 3 Bedrooms
 - 2 Bathrooms
 - Separate toilet
 - Kitchen
 - Lounge
 - Dining room
-
- Flatlet with 2 bedrooms and 1 bathroom
 - Large covered carport accommodating approximately 4 vehicles
-
- Swimming pool
 - Braai area
 - Garden
 - Fully enclosed property

The property is conveniently situated with easy access to major transport routes and a range of essential amenities, including schools, shopping centres, medical facilities, public transport and other commercial services, making it well positioned for residential or accommodation-related use.

Nearby Amenities

Nearby amenities include Queenwood Shopping Centre, Waverley Plaza, Gezina Galleries, Life Eugene Marais Hospital, as well as various schools and educational facilities.

**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

VENDOR AUCTIONEERS

- 10% Deposit upon signing of the agreement.
- The Seller is registered for VAT.
- 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: 16260LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



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