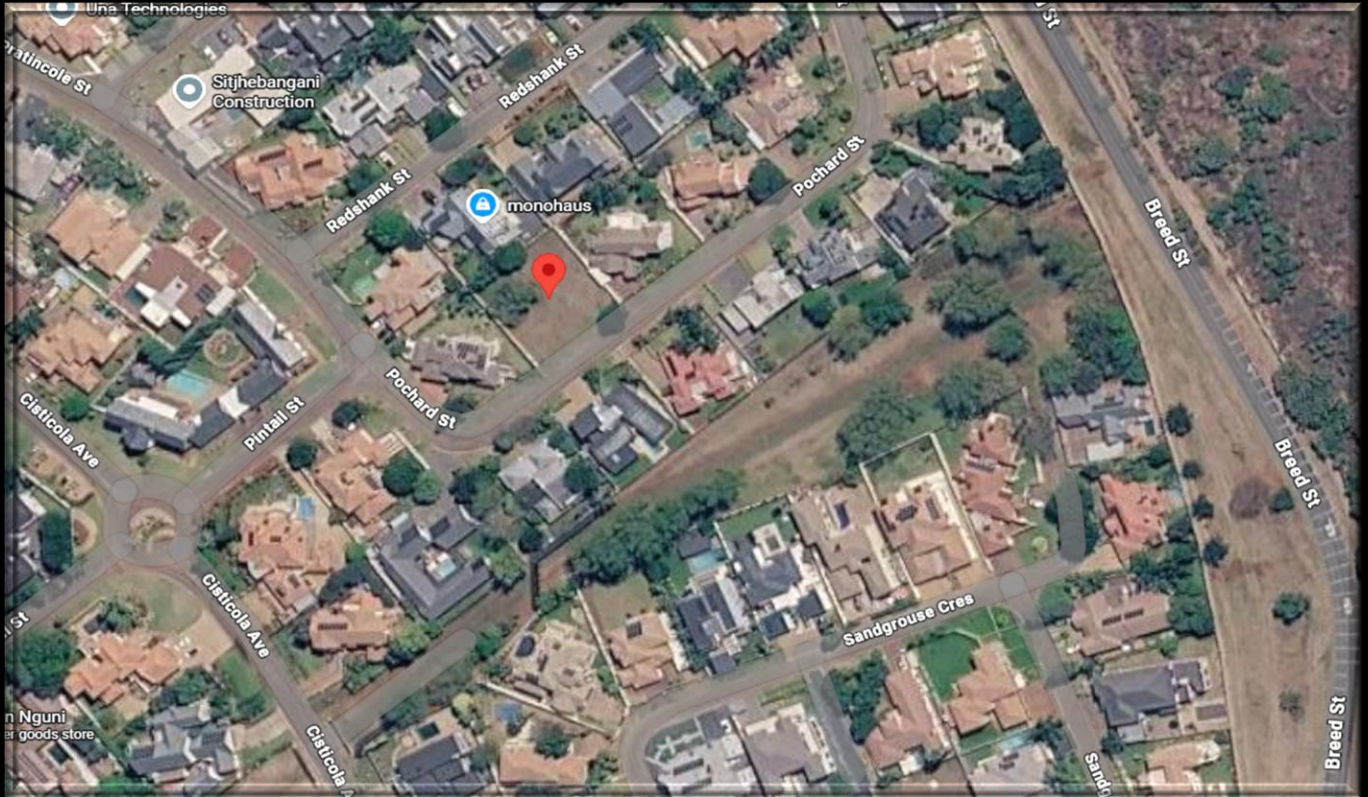




VENDITOR
AUCTIONEERS



DIVORCE ESTATE

RESIDENTIAL STAND

ERF 1359

1506 POCHARD STREET

ZAMBEZI COUNTRY ESTATE

MONTANA TUINE EXT 47



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.

LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

LIGHTSTONE

Property Details

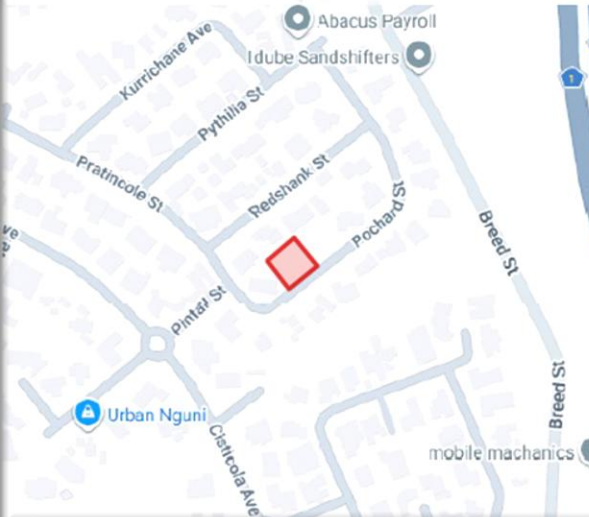
FREEHOLD

1506 Pochard Street, Montana Tuine Ext 47, Gauteng

Estate: Zambezi Country Estate
Suburb: Montana Tuine

LEGAL
Erf 1359
Township: "MONTANA TUINE EXT 47"
Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"
Province: "GAUTENG"
Coordinates: [25.670927](#) [28.270334](#)

LAND SIZE (REGISTERED)
900 m²



Amenities



FILLING STATION

- 1.29 km Zambezi
- 1.4 km Shell
- 1.4 km Montana Park Motors



POLICE STATION

- 2.92 km South African Police Clearance Services
- 4.34 km Kameeldrift Police Station - South African Police Service



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 1.1 km Zambezi Junction Shopping Centre
- 1.1 km Montana Park
- 1.11 km Zambezi Water Front



HOSPITAL/CLINIC

- 1.45 km Mind & Body Wellness Centre
- 1.51 km Montanapark Animal Hospital
- 2.04 km Netcare Montana Hospital



EDUCATION

- 0.77 km Little Hearts Early Learning Centre
- 1.06 km Srq Arcademy Of Emergency Care
- 1.1 km Private



PROPERTY DETAILS

PROPERTY DESCRIPTION

VACANT STAND – 900 m² | ZAMBEZI COUNTRY ESTATE, PRETORIA

Erf 1359, 1506 Pochard Street, Zambezi Country Estate

This 900 m² vacant stand offers an excellent opportunity to build your dream home in the sought-after Zambezi Country Estate. With no existing structures or infrastructure, the stand provides a blank canvas to design and build a home to suit your needs and lifestyle.

The estate offers 24-hour security, controlled access, perimeter fencing, six dams, children's play parks, a tennis court and a sports field.

Amenities and Location:

The property is conveniently located near Kolonnade Shopping Centre, Kolonnade Retail Park, Zambezi Junction and Montana Corner for shopping and retail. Nearby healthcare facilities include Netcare Montana Hospital, Cure Day Hospitals – Montana and Zambezi Junction Medical Centre. Educational institutions in the area include Hoërskool Montana, Zambesi Akademie and Curro Pretoria. The estate also offers convenient access to Sefako Makgatho Drive (Zambezi Drive), the N1 and N4 highways, with Wonderboom Airport approximately 9.3 km away. Fitness and leisure facilities include Virgin Active Montana and the nearby Pebble Rock Golf Course.

An opportunity to secure a spacious vacant stand in an established estate and create a home tailored to your vision.

Levies: +/- R2 150/month

Rates: +/- R1 252.06

**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

VENDITOR AUCTIONEERS

- 10% Deposit and buyers commission plus VAT thereon 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: 16215LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



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Queenswood, Pretoria



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