



VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

**INCOMPLETE 5 BEDROOM
DOUBLE STOREY HOME**

**71 ANGLERFISH LANE
STONE RIDGE PARK ESTATE
RAYTON EXT 25**

VENDITOR AUCTIONEERS

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LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

LIGHTSTONE

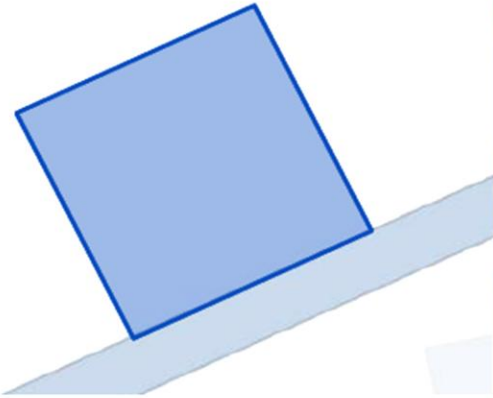
Property Details

71 Anglerfish Lane, Rayton Ext 25, Gauteng
[Get Directions](#)
[-25.733165, 28.540607](#)

Legal Description

Erf	1989
Portion	71
Estate	Stone Ridge Park Estate
Suburb	Rayton
Township	Rayton Ext 25
Municipality	City Of Tshwane
Province	Gauteng

Land Size (Registered)
518 m²



Freehold

Amenities

Filling Station

- 1.18 km Motors
- 1.8 km TotalEnergies

Bus Station

No bus stations in the proximity

Hospital

- 1.09 km Rayton Clinic

Police Station

- 1.11 km Tshwane Metro Police Department
- 1.26 km Metro Police Branch
- 4.82 km Metro Police Cullinan

Shopping Centre

- 1.15 km Rayton Dorpsentrum
- 1.82 km Rayton Park Plaza

Education

- 0.94 km Oerwoud Kleuterskool En Naskoolsentrum
- 0.55 km Rayton Kleutergeluk
- 0.84 km Akuse Khula



PROPERTY DETAILS

PROPERTY DESCRIPTION

Property Description

Incomplete 5-Bedroom Double-Storey Home

This property has an approximate floor area of 518 m². The original three-bedroom layout has been altered into a five-bedroom home, offering the following:

Upstairs:

- 5 bedrooms, including a main bedroom with an en-suite bathroom that is incomplete, with only the basic structure in place.
- A second bedroom with an en-suite bathroom.
- Additional bathrooms.
- 2 balconies (without railings).

Downstairs:

- Kitchen (not yet installed).
- Lounge.
- Dining room.
- Guest toilet.
- Laundry room.
- Double garage (garage door not installed).

Location and Amenities

The town of Rayton offers a quiet country lifestyle with convenient access to essential amenities and major routes.

- **Schools:** Nearby schools include Laerskool Rayton, Cullinan Combined School and Cullinan Secondary School.
- **Shopping and Daily Essentials:** Rayton Shopping Centre provides access to groceries and everyday shopping, with additional local facilities such as the Jan Ellis service station.
- **Healthcare:** Local facilities include Rayton Clinic, Rayton Municipal Clinic and Rayton Family Practice. Kloof Medi-Clinic is available for more extensive medical services.
- **Travel and Accessibility:** The property offers convenient access to the N4 Witbank Highway and is approximately a 20–30-minute drive from Pretoria CBD, depending on traffic.

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

- 5% Deposit and Buyers commission plus VAT on the commission only 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: 16229LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



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