VENDITOR
AUCTIONEERS



SPECIAL POWER
SUBMIT YOUR BEST OFFER TODAY!

PRIME COMMERCIAL PROPERTY WITH DEVELOPMENT POTENTIAL

PROPERTY ADDRESS:

101 LUIPAARD STREET, LUIPAARDSVLEI, KRUGERSDORP

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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.

PROPERTY LIGHTSTONE

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Property Details

FREEHOLD

Luipaardsvlei, Gauteng

Suburb: Luipaardsvlei

LEGAL
Erf 449

Township: "LUIPAARDSVLEI"

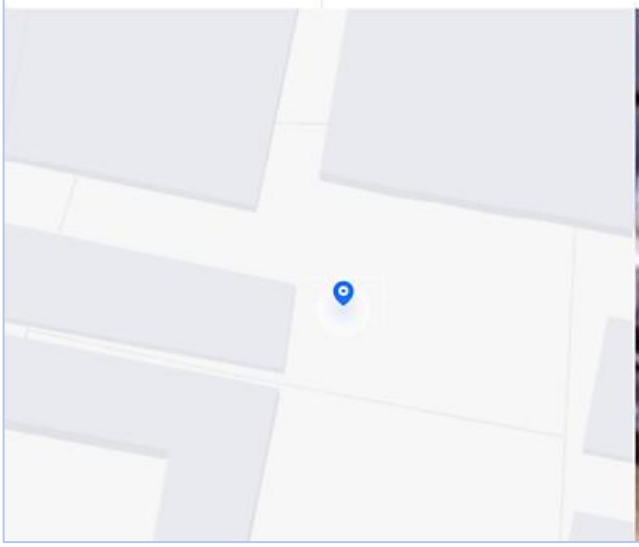
Mun: "MOGALE CITY LOCAL MUNICIPALITY"

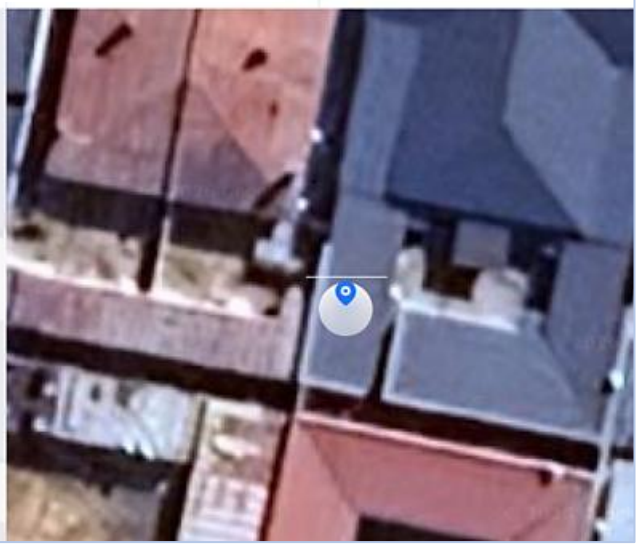
Province: "GAUTENG"

Coordinates: -26.10679,27.774581

Google maps | Street View

LAND SIZE (REGISTERED)	LAND SIZE (CADASTRAL)	LAST SALES DATE
991 m^2	m^2	2020/01/11





Amenities

FILLING STATION

0.57 km
Engen Van Der Linde Motors

0.87 km
Bayswater Motors

0.89 km
BP

BUS STATION

No bus stations in the proximity

HOSPITAL/CLINIC

0.12 km
Dr K Botha

0.68 km
Dr Em Luttig

1.1 km
Dr Jj Van Zyl

POLICE STATION

1.25 km
South African Police Service - Bayswater

1.57 km
South African Police Service - Navalsig

3.61 km
Police Roads & Transport

SHOPPING CENTRE

1.35 km
Bays Village

2.47 km
Northridge Mall

2.58 km
Northridge Mall

EDUCATION

0.4 km
Donsie Land Kleuterskool

0.49 km
Dinky Early Childhood Development Centre

0.25 km
Bloemfontein High School

PROPERTY DETAILS

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PROPERTY DESCRIPTION

A Developer's Dream!

This rare opportunity offers everything you need: a prime location, an existing commercial property with development potential, and approved plans that streamline your development process, unlocking unlimited potential.

Perfect for high-end users and strategic investors seeking to capitalize on long-term growth in a fast-developing area, this property promises substantial returns and provides a solid foundation for future success.

Location:

Luipaardsvlei, located in the Krugersdorp area on the West Rand, is quickly emerging as one of the most sought-after locations for both residential and commercial developments.

With ready access to major roads such as the N14 and R24, Luipaardsvlei offers easy access to Johannesburg, Randburg, and surrounding areas. This strategic positioning makes it a high-demand location for businesses, commuters, and residents alike.

The area is evolving into a thriving commercial hub, with a growing demand for both residential and business properties. The nearby Krugersdorp CBD is bustling with activity, and with continued infrastructure development. Luipaardsvlei is expected to see substantial appreciation in property values.

- **Extent** : 991m²
- **Monthly Rates** : ± R 4 900.00 (Estimated)
- **Approved Plans** : Available on Request

PROPERTY PHOTOS

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TERMS & CONDITIONS

- 5% Deposit + 10% Buyers Commission plus VAT on commission payable on submitting of the Offer to Purchase.
- The Offer is subject to confirmation by the Instructing Party
- 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: 16095NDB| YOUR NAME

Proof of payment: natasha@venditor.co.za

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