VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

CHARMING 3-BEDROOM DUPLEX WITH A GARAGE IN A SECURE COMPLEX

UNIT 18, PARK GARDENS

MODELPARK, EMALAHLENI

(WITBANK), MPUMALANGA

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LIGHTSTONE REPORT

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Property Details

SECTIONAL TITLE

50 Gerda Street, Modelpark, Mpumalanga

Sectional Title: SS PARK GARDENS (92/1991)

Unit: 18

Suburb: Modelpark

LEGAL

Sect 18 of plan 92/1991

known as "PARK GARDENS"

Situated at Erf 110 [MODELPARK

110]

Township: "MODELPARK"

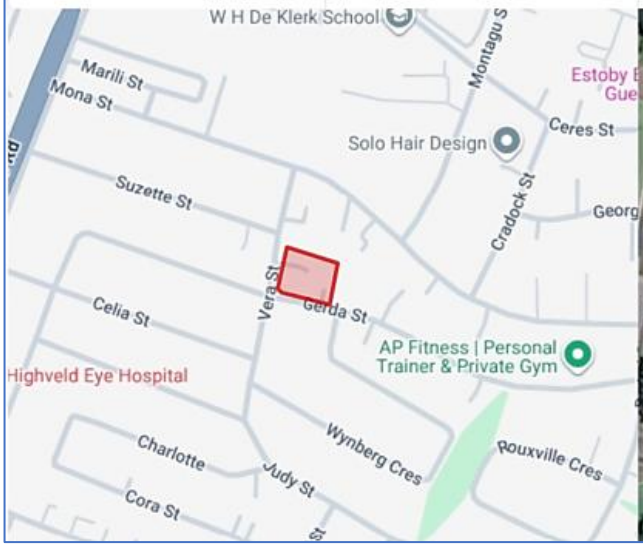
Mun: "MBOMBELA LOCAL MUNICIPALITY"

Province: "MPUMALANGA"

Coordinates: -25.870301,29.245602

Google maps | Street View

UNIT SIZE (REGISTERED)	MOTHER ERF	LAST SALES DATE
153 m^2	6112 m^2	2018/05/20





Amenities

FILLING STATION

0.79 km	Sunray Filling Station
1.2 km	Shell
1.52 km	Sasol Gordon Road

BUS STATION

No bus stations in the proximity

HOSPITAL/CLINIC

0.53 km	Highveld Eye Hospital
0.87 km	Allied Health Therapy Centre
1.04 km	Dr Rh Mataboge

POLICE STATION

2.38 km	South African Police Service Flying Squad Witbank

SHOPPING CENTRE

0.84 km	River Crescent Mall
0.86 km	Witbank Retail City - Mandela Drive
0.91 km	Wersea Centre

EDUCATION

0.31 km	Bouncing Bunnies
0.25 km	Eden Music Studio
0.36 km	WHDe Klerkskool

PROPERTY DETAILS

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PROPERTY DESCRIPTION

Park Gardens is situated in the established residential suburb of Model Park, eMalahleni (formerly Witbank), Mpumalanga. The area offers a predominantly residential setting, making it suitable for families, working professionals and individuals seeking convenient suburban living.

Model Park is a well-positioned suburb within eMalahleni, offering convenient access to everyday amenities, shopping facilities, schools, medical services and major connecting routes.

Residents benefit from proximity to local shopping centres such as Crescent Corner and larger retail destinations such as Highveld Mall.

This well-designed duplex unit offers comfortable and practical living across two levels, making it an ideal choice for first-time buyers, small families, or savvy investors looking to add a manageable property to their portfolio.

The Subject Duplex Unit comprises:

Lower level

- Kitchen with Scullery and court-yard
- Spacious open-plan lounge and dining area, flowing seamlessly onto a patio and a neat, low-maintenance private garden
- Guest Toilet
- 1 Lock-Up Garage with an additional carport

Upper level

- 3 Well-sized Bedrooms: The main bedroom features an en-suite bathroom and a private balcony
- A separate full bathroom conveniently serves the remaining two bedrooms

Whether you're looking for your first home, a comfortable space for a small family, or a property investment opportunity, this unit is well worth considering.

Please Note: The unit is generally in good condition, but requires some remedial work and minor repairs to address certain maintenance items.

Monthly Rates: ± R 1 028.69 (Estimated)

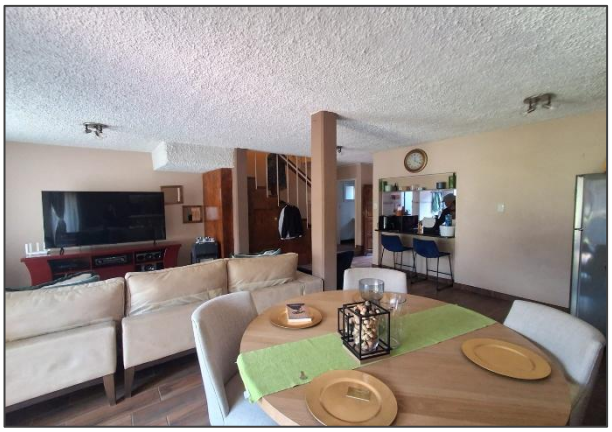
Monthly Levies: ± R 1 844.11 (Estimated)

PROPERTY PHOTOS

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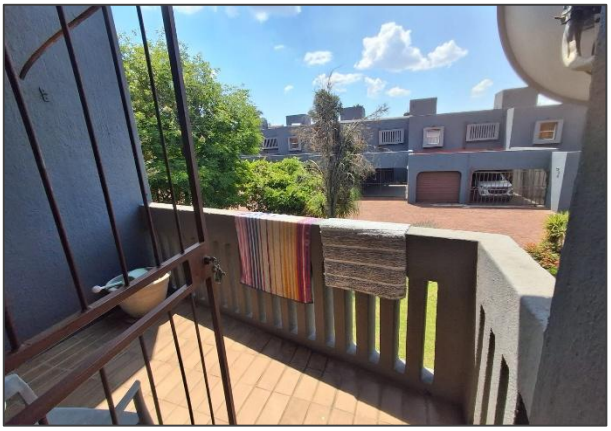








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TERMS AND CONDITIONS

- 10% Deposit is payable upon signing of the agreement
- The Seller is Not VAT Registered. Transfer Duty Applies.
- 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: 16135NDB | Your name

Proof of payment: natasha@venditor.co.za

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199 Gordon Rd
Queenswood, Pretoria

+27 (0)12 403 8360

monique@venditor.co.za

venditor.co.za