VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

DOUBLE STOREY 5 BEDROOM FAMILY HOME

NUMBER 644 | 8 XITSATSATSA STR

LEOPARD TREE ESTATE

WILLOW PARK MANOR EXT 86

VENDITOR AUCTIONEERS

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LIGHTSTONE REPORT

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LIGHTSTONE

Property Details

FREEHOLD

8 Xitsatsatsa Street, Willow Park Manor Ext 86, Gauteng

Estate: Leopard Tree

Suburb: Willow Park Manor

LEGAL

Erf 644

Township: "WILLOW PARK MANOR EXT 86"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

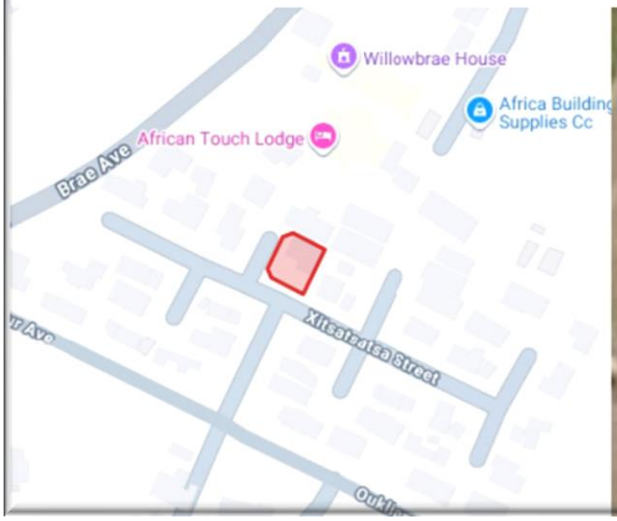
Province: "GAUTENG"

Coordinates: -25.74766,28.341561

Google maps | Street View

LAND SIZE (REGISTERED)

374 m^2





Amenities

FILLING STATION

1.71 km	Engen
1.87 km	BP
2.26 km	Rossouw Street Convenience Centre

BUS STATION

No bus stations in the proximity

HOSPITAL/CLINIC

1.78 km	Naude Lenie
2.65 km	Nose Clinic The
2.78 km	Nose Clinic

POLICE STATION

3.17 km	Denneboom South African Police Service
3.64 km	South African Police Service Units
3.77 km	South African Police Service Mamelodi

SHOPPING CENTRE

1.78 km	Circle Shopping Centre
1.82 km	Willow Glen Shopping Centre
1.82 km	Equestria Shopping Centre

EDUCATION

0.1 km	Children's Paradise Children Day Care
0.66 km	Crazybikeguy Cycling
0.78 km	Super Kidz Academy

PROPERTY DETAILS

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PROPERTY DESCRIPTION

Leopard Tree Estate, Willow Park Manor

Property on a 374 m² Stand

Situated in the sought-after Leopard Tree Estate in Willow Park Manor, this property offers a spacious family home with excellent potential for homeowners, renovators or investors. The estate provides a secure and established residential environment, conveniently located close to a range of amenities.

Upstairs:

- 4 Bedrooms, with the main bedroom featuring an en-suite bathroom
- 2nd Bathroom

Downstairs:

- Kitchen
- Lounge and dining area
- Guest toilet
- 5th Bedroom with en-suite bathroom
- Double garage
- Built-in braai
- Garden

Location:

The property is conveniently located close to shopping centres, schools, medical facilities, public transport and other essential amenities. It also offers easy access to Pretoria East and major transport routes.

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

- 10% Deposit 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: 16195LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za

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