

V VENDOR

AUCTIONEERS



INSOLVENT ESTATE | ONSITE AUCTION

CELTISDAL | CENTURION

AUCTION DATE:

WEDNESDAY, 23 OCTOBER '24 @ 11AM

AUCTION ADDRESS:

6644 SEHUDI CRESCENT, CELTISDAL EXT 20

CONTACT:

Monique Smit

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Disclaimer:

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AUCTION INFORMATION

Auction Date: Wednesday, 23 October 2024 @11am
Venue: 6644 Sehudi Crescent, Celtisdal Ext 20
Registration: Bidders can register at any time prior to auction. Identity and FICA documents are required in order to register – properties@venditor.co.za

BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS)

Registration Fee: R20 000.00 (Refundable to unsuccessful bidders)
Deposit: 10% of the hammer price
Confirmation Period: 14 days

The Auctioneer has the right to regulate the bidding at the auction. When the Auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

The deposit is payable by way of electronic transfer (EFT) into the Auctioneer's Trust account.

- The Offer is subject to a Confirmation period.
- 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: 15318/Name & Surname

Proof of payment: monique@venditor.co.za



LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

Property Details SECTIONAL TITLE

6644 Sehudi Crescent, Celtisdal Ext 20, Gauteng

Sectional Title: SS SILVER PINE (614/2006)
 Estate: Houwelsig Estate
 Suburb: Houwelsig Estate

LEGAL
 Sect 29 of plan 614/2006
 known as "SILVER PINE"
 Situated at Erf 933
 Town: "CELTISDAL EXT 20"
 Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"
 Province: "GAUTENG"

UNIT SIZE (REGISTERED)
72 m²

OTHER ERF
10325 m²

LAST SALES PRICE
R488 992

LAST SALES DATE
2006/03/13



Amenities



- FILLING STATION**
- 0.95 km Engen Monavoni
 - 0.98 km Sasol Circle Centre
 - 1.35 km Monavoni Service Station



- POLICE STATION**
- 4.42 km South African Police Service - Olievenhoutbosch



BUS STATION
 No bus stations in the proximity



- SHOPPING CENTRE**
- 0.56 km Celtis Ridge Shopping Centre
 - 1.62 km Forest Hill City
 - 1.72 km Forest Hill City



- HOSPITAL/CLINIC**
- 0.85 km Intercare Mall@55
 - 3.07 km Health Work
 - 3.45 km De Wet Marinda Kiniese



- EDUCATION**
- 0.74 km Nicolini Nursery School
 - 1.23 km Doxa Deo Christian School
 - 1.18 km Damelin College High School - Randburg



PROPERTY DETAILS

PROPERTY DESCRIPTION & PHOTOS

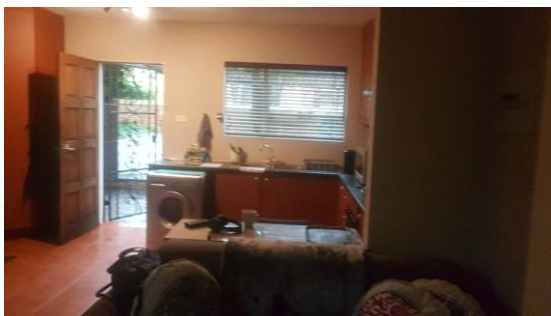
This beautiful Duplex with its open-plan layout is conveniently situated close to several nearby restaurants, ample shopping opportunities and consists of:

- 2 Bedrooms
- Bathroom
- Open Plan Kitchen and Lounge
- Guest Toilet
- Garden
- Double Carport

Unit size: 72 m²

Rates: ±R427pm

Levies: TBA



Viewing is available 30 minutes before auction, should you wish to view – feel free to contact our offices



VVENDITOR

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