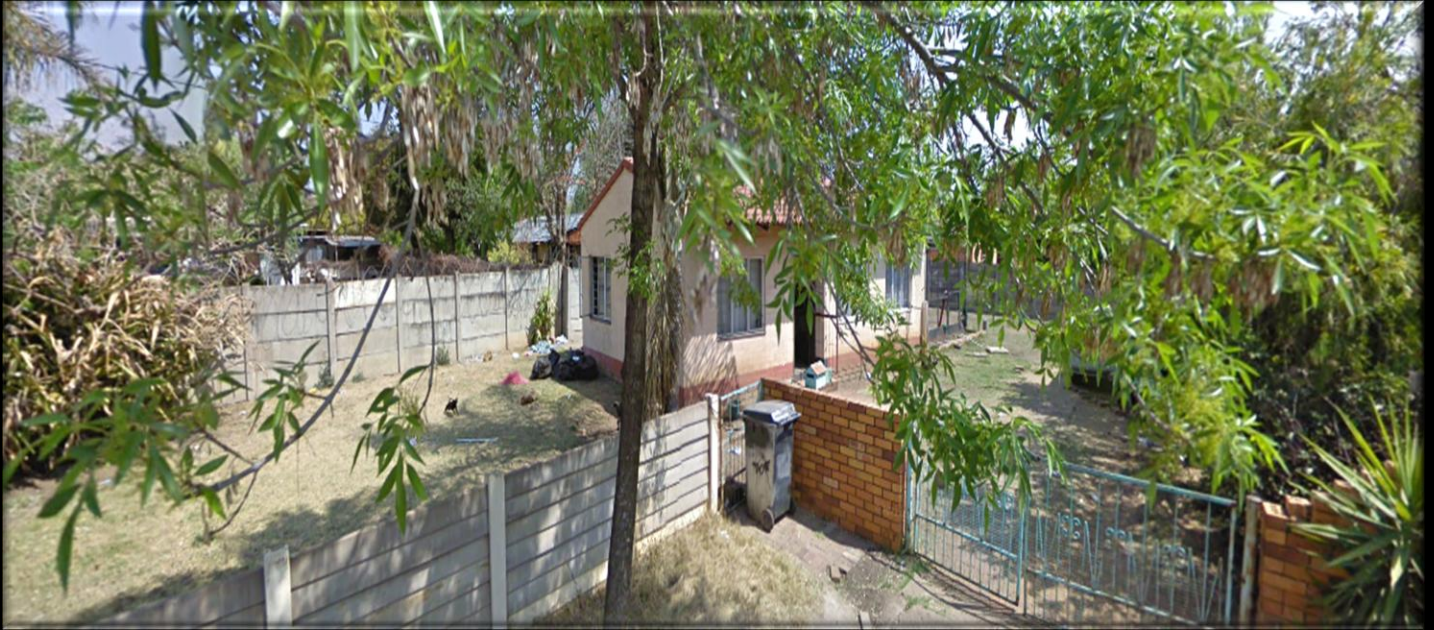




VENDITOR
AUCTIONEERS



INSOLVENT ESTATE | ONSITE

AUCTION DATE:

THURSDAY 2 JULY 2026 @ 11:00

AUCTION ADDRESS:

7 SPINDLER PLACE

CLAREMONT | PRETORIA

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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.



LIGHTSTONE REPORT


LIGHTSTONE

Property Details
FREEHOLD

7 Spindler Place, Claremont (Pta), Gauteng

Suburb: Claremont

LAND SIZE (REGISTERED)
472 m²



(Lat/long)/Street View -25.711081, 28.140508

LEGAL
Ptn 4


Erf 538

Town: "CLAREMONT (PTA)"







Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

[Google maps](#) | [Street View](#)



Amenities

<p> FILLING STATION</p> <p>0.41 km Tom & Mike Motors</p> <p>0.81 km Engen Pretoria Gardens</p> <p>0.83 km TotalEnergies - Pretoria Gardens</p>	<p> BUS STATION</p> <p>No bus stations in the proximity</p>	<p> HOSPITAL/CLINIC</p> <p>0.76 km Hercules Clinic</p> <p>0.8 km Over All Workwear</p> <p>1.87 km Health & Safety Exodec Training</p>
<p> POLICE STATION</p> <p>1.2 km South African Police Service - Hercules</p> <p>3.95 km Pretoria West Police Station</p> <p>4.46 km South African Police Service Police - Detective Branch</p>	<p> SHOPPING CENTRE</p> <p>0.34 km Claremont Park</p> <p>0.34 km Convenience Centre</p> <p>0.4 km Western Gateway</p>	<p> EDUCATION</p> <p>0.63 km Laerskool Generaal Nicolaas Smit</p> <p>0.28 km Daspoort Secondary School</p> <p>0.78 km Hercules Secondary School</p>



PROPERTY DETAILS

PROPERTY DESCRIPTION & ASSETS

Property description

This property offers comfortable and convenient living in a well-positioned building with great potential.

Property Features:

- 3 x Bedroom
- 1 x Bathroom
- Kitchenette
- Open-plan Lounge / Dining Room
- Garden

Unit Size: 472m²

This property is ideally located close to major amenities, transport routes, and city conveniences, making it perfect for first-time buyers, investors, or professionals seeking a well-situated property with renovation potential.

Viewing is only available by appointment, should you wish to view – feel free to contact our offices.



TERMS & CONDITIONS

V VENDOR

A U C T I O N E E R S

- R 20 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction. Pre-registration is required.
- The successful bidder on auction, will be liable for the payment of 10% deposit, which is payable on the fall of the hammer.
- 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:

Vendor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15427LJ

Proof of payment: leonie@venditor.co.za



VENDITOR

AUCTIONEERS



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