



VENDITOR

AUCTIONEERS



INSOLVENT ESTATE AUCTION

MULDERSDRIFT

AUCTION DATE:

THURSDAY, 25 JANUARY 2024 @ 11AM

AUCTION ADDRESS:

53 VILLA NIRVANA ESTATE,

34 VALLEY DRIVE, GREENGATE, MULDERSDRIFT

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LIGHTSTONE REPORT

Property Details FREEHOLD

Greengate Ext 8, Gauteng

Estate: Villa Nirvana
Suburb: Greengate

LEGAL
Ptn 53
Erf 70
Town: "GREENGATE EXT 8"
Mun: "MOGALE CITY LOCAL MUNICIPALITY"
Province: "GAUTENG"

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

LAND SIZE (REGISTERED)
450 m²

LAND SIZE (CADASTRAL)
452 m²

LAST SALES PRICE
R254 364

LAST SALES DATE
2006/08/23



Amenities



FILLING STATION

- 1.29 km
TotalEnergies Zandspruit
- 2.99 km
Cosmo City Convenience Centre
- 3.56 km
Caltex



POLICE STATION

- 2.87 km
Police South African Police Service - Cosmo City
- 3.63 km
Honeydew Police Station
- 3.69 km
Police South African Police Service - Cosmo City



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 0.77 km
Moreleta Lifestyle Centre
- 1.3 km
Zandspruit Value Centre
- 1.65 km
Peter Road Shopping Centre



HOSPITAL/CLINIC

- 3.78 km
Changes River Manor
- 4.97 km
Gateway Village The
- 5.09 km
Dr C Magnus



EDUCATION

- 1.47 km
Zandspruit Primary School
- 1.14 km
E&R Dog Training Centre
- 1.47 km
Amandasig Secondary School



PROPERTY DETAILS

PROPERTY DESCRIPTION

Escape the burdensome daily commutes and discover a contemporary haven nestled within a secure estate just off the bustling Beyers Naude Drive. This exquisite residence offers the perfect blend of tranquillity and accessibility, conveniently positioned for those commuting to Honeydew or the R28 highway to Pretoria.

Villa Nirvana presents an idyllic countryside retreat, while remaining in close proximity to major transport routes, shopping centres, schools and an array of essential amenities.

Step into the inviting lounge, adorned with sliding glass doors that seamlessly lead to a charming wooden deck, creating a seamless indoor-outdoor living experience. The kitchen boasts a single size sink, space for a dishwasher and a remarkable 5-burner gas stove catering to the culinary enthusiasts.

The main bedroom exudes comfort and style, featuring a ceiling fan for added convenience and an en-suite bathroom for ultimate privacy. The second and third bedroom are adorned with elegant laminated floors and built-in cupboards, providing ample storage space.

Lounge with sliding glass doors leading to the wooden deck. Kitchen with single size sink, space for dishwasher, and 5-burner gas stove. Main bedroom with ceiling fan and en-suite bathroom. Second and third bedroom with laminated floors and built in cupboards.

This must have home encompasses of:

- 3 Spacious Bedrooms
- 2 Modern Bathrooms
- A Welcoming Lounge Area
- Well-equipped kitchen
- Patio with a wooden deck
- Beautiful garden
- A Garage, currently undergoing renovation to be converted into a granny flat.
- A JOJO tank with a pump, ensuring a sustainable water supply.

Indulge in the serenity and convenience that Villa Nirvana offers, providing a sanctuary from the chaos of daily life, while still being within reach of all your essential needs.

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





TERMS & CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required.
- 10% Deposit and 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:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15391

Proof of payment: monique@venditor.co.za



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