



VENDITOR

AUCTIONEERS



DIVORCE ESTATE | ON-SITE AUCTION COMMERCIAL PROPERTY

AUCTION DATE:

THURSDAY, 18 APRIL 2024 @ 11AM

AUCTION ADDRESS:

43 LAFFNIE STREET, ERMELO



INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8



LIGHTSTONE REPORT

Property Details FREEHOLD

43 Laffnie Street, Ermelo, Mpumalanga

Suburb: Ermelo

LEGAL
Ptn 3
Erf 486
Town: "ERMELO"
Mun: "MSUKALIGWA LOCAL MUNICIPALITY"
Province: "MPUMALANGA"

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

LAND SIZE (REGISTERED)
1428 m²

LAND SIZE (CADASTRAL)
1425 m²

LAST SALES PRICE
R550 000

LAST SALES DATE
2008/09/07



Amenities



FILLING STATION

0.36 km
Engen Engen Pitstop Ermelo

0.45 km
BP

0.68 km
TotalEnergies River



POLICE STATION

0.47 km
Police South African Police Service - Ermelo - McDonald Street

0.59 km
South African Police Service - Ermelo

0.61 km
Police Station



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.51 km
Church Street Mall

1.03 km
Ellerines Centre

1.03 km
Game Shopping Centre



HOSPITAL/CLINIC

0.28 km
Ermelo Clinic

0.72 km
Dawid Redelinghuys Psychologist

0.95 km
Sesifuba Tb Hospital



EDUCATION

0.43 km
Summerfields Private School

0.71 km
Ermelo Primary School

0.4 km
Ark Christian School



PROPERTY DETAILS

PROPERTY DESCRIPTION

This property consists of an office and a house:

Office:

- Reception Area
- 1st Open Office – previously used as a call centre
- 2nd Open Office – previously used as a training centre
- 4 x Offices with air coniditioning
- Bathroom
- Kitchen
- Storeroom





TERMS & CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required.
- 5% Deposit + Buyers Commission 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: 15419

Proof of payment: monique@venditor.co.za



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Queenswood, Pretoria



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