



PROPERTY FOR SALE

Residential Flat – Pretoria, Pretoria West

Sectional Scheme Name: SS Maltzanhof (3/1982)

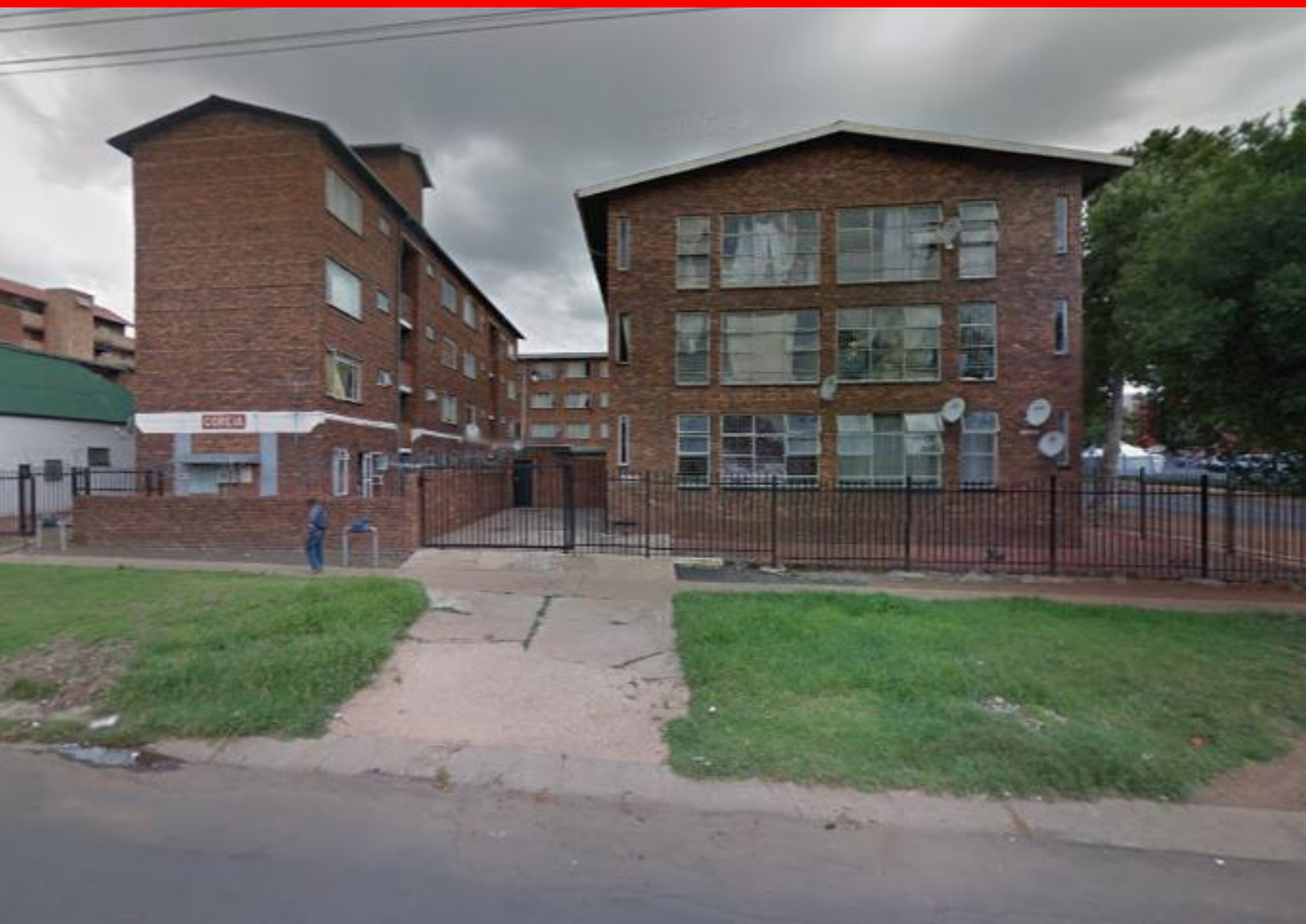
Registered Unit Size: 77m²

300 Christoffel Street, Pretoria, Pretoria West

Sect 5 of plan 3/1982 known as MALTZANHOF Situated at Ptn 2 Erf 1474 PRETORIA CITY OF TSHWANE METROPOLITAN MUNICIPALITY GAUTENG

DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Deceased Estate – KA Sedibe (Executorship No. 001320/2022)



WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm – (Certificate Number

2023119384)

Contact for further info:

Thato Molete

Cell: 073 305 6222

Email: thatom@wh.co.za

(Candidate Property Practitioner)

Daniel Pelkowitz

Cell: 072 360 7510

Email: danielp@wh.co.za

(Property Practitioner – Certificate Number 2023332288)

1. GENERAL

Property Address: 300 Christoffel Street, Pretoria, Pretoria West.

Erf & Suburb Erf 155 FLORIDA GLEN CITY OF JOHANNESBURG GAUTENG

2. TITLE DEED INFORMATION

Title Deed No. ST43557/2019

Registered Unit Size: 77m²

Zoning: Residential 1

3. LOCALITY

Pretoria West is a suburb of Pretoria, situated 8.1 kilometres from the city centre in the Gauteng province of South Africa. It is situated in the City of Tshwane metropolitan Municipality. It is predominately categorized by medium rise residential, free-standing homes, shopping centres, as well as industrial properties.

Easy access to main routes like the N4 R104 and M1



The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054
TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

WWW.WHAUCTIONS.COM

The auction is conducted in terms of the Regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated. Descriptions mentioned herein are not guaranteed by the auctioneers and are as supplied.

Registered with the PPRA



4. DESCRIPTION OF IMPROVEMENTS

On date of inspection, access could not be gained into the property. No lease information is available at this point (If any). Based on the size of the residential flat and experience with similar buildings in the vicinity, it is assumed that improvements include the following:

- 2 bedrooms
- 1 bathroom
- Kitchen
- Lounge/living area

Condition

On date of inspection, we found the property in a clean and well-maintained condition.

Disclaimer

A structural survey of the buildings has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans, and the property is not being sold subject to the provision or registration of such plans and this will be the responsibility of the Purchaser if required by the local authority.

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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.		X	
I am aware of the defects in the electrical systems.		X	
I am aware of the defects in the plumbing system, including in the swimming pool.		X	
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.		X	
I am aware of the defects in the septic or other sanitary disposal systems.		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.		X	
I am aware of structural defects in the Property.		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	

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ADDITIONAL INFORMATION

The property is not in very good condition and requires extensive maintenance

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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