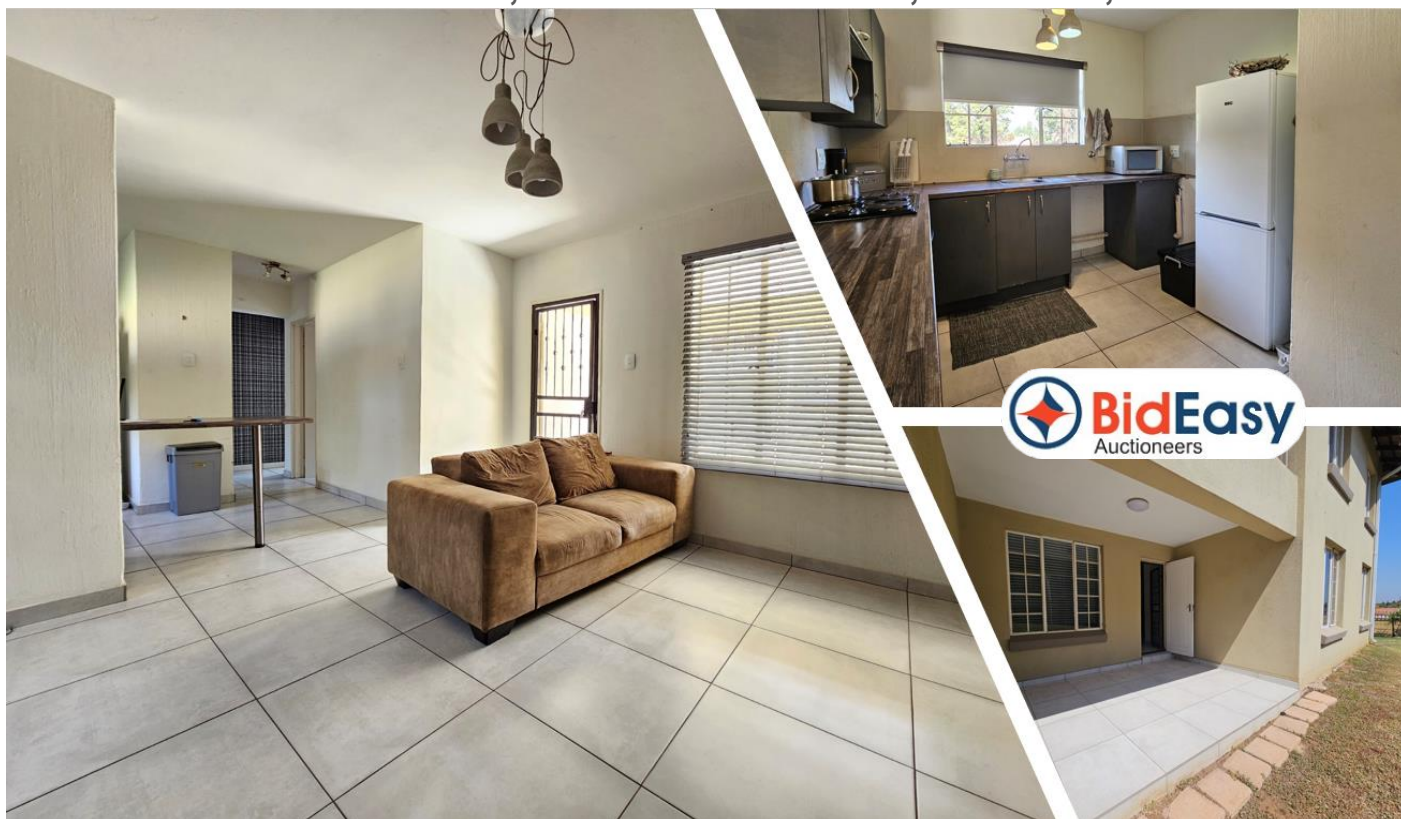


# INFORMATION PACK

FOR

# 2 BED APARTMENT MODERN & SECURE

14 LE BOULEVARD, 120 VENUS STREET, RIETPAN, BENONI



**ON SITE AUCTION – Thursday, 18 April 2024 @ 11h00**  
**Pieter Beukes 082 5757 302 | [pbeukes@bideasy.co.za](mailto:pbeukes@bideasy.co.za)**  
**[www.bideasy.co.za](http://www.bideasy.co.za)**

## Property Information

Title Deed Information –

**SS LE BOULEVARD (296/2004), UNIT 14, GAUTENG – IR**

<b>Known As:</b>	<b>14 LE BOULEVARD, 120 VENUS STREET, RIETPAN, BENONI</b>
<b>Title Deed:</b>	<b>ST22947/2021</b>
<b>Extent:</b>	<b>76m<sup>2</sup></b>
<b>Local Authority:</b>	<b>EKURHULENI METROPOLITAN MUNICIPALITY</b>
<b>Registration Division:</b>	<b>IR</b>
<b>Province:</b>	<b>GAUTENG</b>
<b>VAT Status:</b>	<b>The seller is NOT registered for VAT</b>
<b>Zoning:</b>	<b>RESIDENTIAL</b>

## Property Description

Le Boulevard complex is nestled in a prime location in Benoni. This apartment offers comfortable and secure living while being close to all necessary amenities such as grocery stores, schools, public transportation, the airport, and major routes.

Rietpan is situated close to all amenities and facilities, including the N12 highway which links up with the M2 highway and takes you straight into the heart of Johannesburg. There are many shopping malls nearby, including the East Rand Mall, various quality schools, and medical facilities. The popular Ebotse Golf Course and Country Club is also in close vicinity.

This well-designed apartment has a living area with ample space and plenty of natural light. The stylish kitchen has beautiful finishes with enough space for appliances and ample counter and storage space.

The two generously sized bedrooms have built-in closets and share a full modern bathroom.

This apartment has 2 shaded parking bays, and the complex has 24/7 security measures in place to ensure your safety.

The well-maintained complex has beautiful gardens and a communal pool, clubhouse, and braai facilities.

This apartment is ideal for young families, first-time homeowners, or elderly couples who would benefit from being close to amenities and public transport. It is an excellent investment opportunity.

**The unit consists of:**

**Apartment Features:**

- 2 Bedrooms
- 1 Full Bathroom
- Modern Kitchen
- Living Area
- Study Nook
- Patio
- 2 Shaded Parkings

**Complex Facilities:**

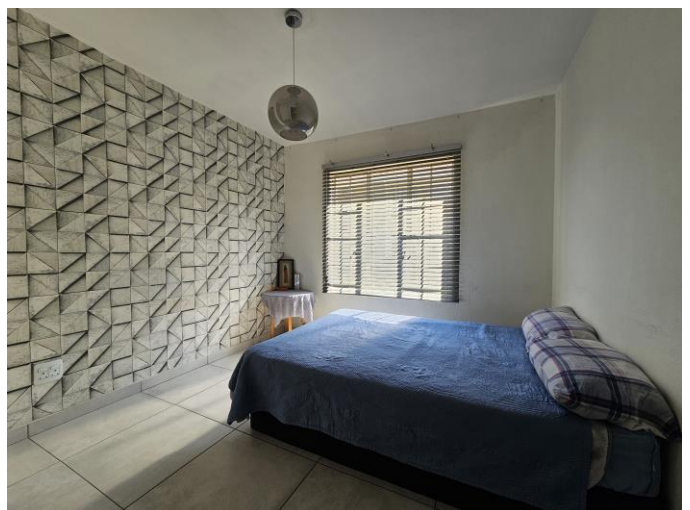
- 24 Hour Security
- Communal Garden
- Swimming Pool
- Clubhouse
- Braai Facilities

**Rates & Taxes:** ± R585.60 p/m / **Levies:** ±R1455.07 p/m

**Aerial**



## Photos

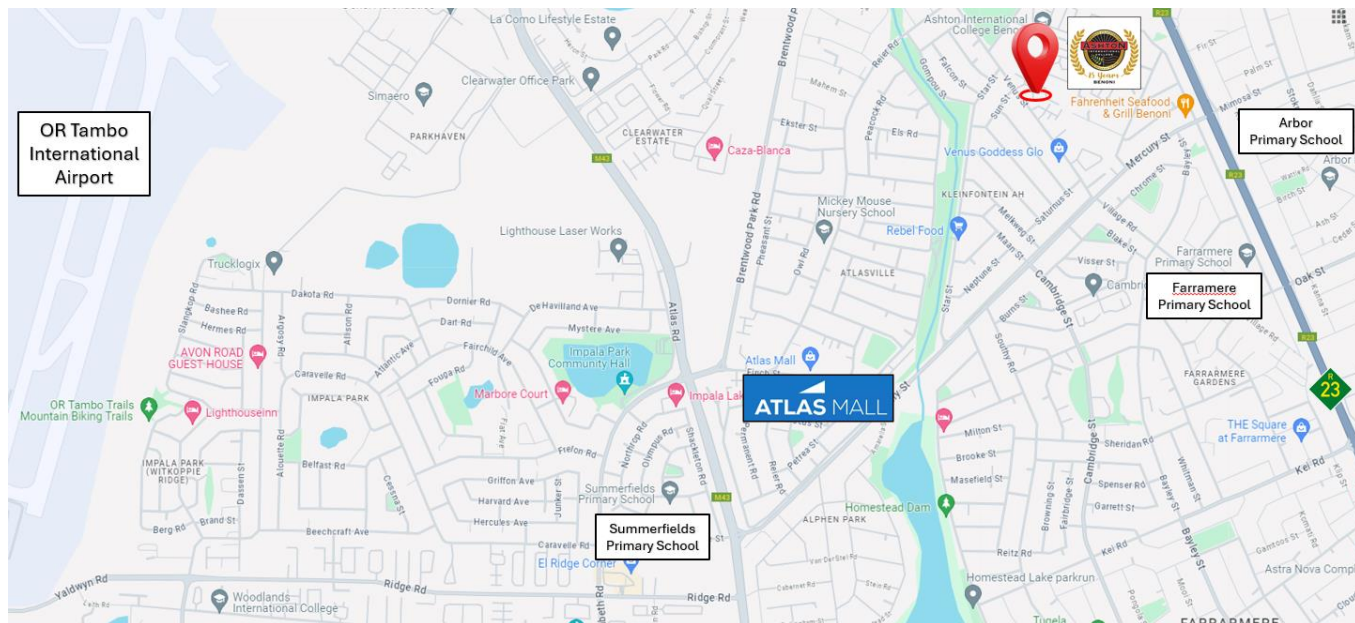






## Map





**GPS Co-Ordinates 26°08'53.8"S 28°17'32.1"E**  
**-26.148266, 28.292251**

## Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.  
 Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.  
 5% Deposit payable on the fall of the hammer.  
 10% Commission, + VAT on Commission, payable on the fall of the hammer.  
 45 Days for Guarantees.  
 7 Days Confirmation Period.

**For more information, or to pre-register for the auction, please contact:**

**Pieter Beukes**

**082 5757 302**

**[pbeukes@bideasy.co.za](mailto:pbeukes@bideasy.co.za)**

## Disclaimer

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The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.