

27 JUNE 2025



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ONSITE & ONLINE AUCTION

BUYERS — INFORMATION PACK

We hereby invite you to our Multi Property Auction in Bloemfontein.
Join us for an exceptional opportunity to acquire prime real estate
across various categories all under one roof.

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AUCTION DETAILS:

Join Park Village Auctions for an exciting Onsite and Online auction from the Windmill Casino.

PRIME REAL ESTATE ACROSS VARIOUS CATEGORIES ALL UNDER ONE ROOF.

Date: 27 June 2025

Time: 18:00 PM

Viewing: By appointment only

Venue: Windmill Casino, Cnr Jan Pierewiet Avenue &, N1, Pellissier, Bloemfontein

This auction will offer a massive range of prime real estate, DONT MISS OUT!



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AUCTION DETAILS

LOT 1

PORTION 0 OF ERF 3, RIVERSIDE SMALL HOLDINGS BLOEMFONTEIN, BETTER KNOWN AS 3 WILGE AVENUE
Registered Size: 42964 m²

LOT 2

UNITS 2,5,6,7,8, 9, SS EDWARD PLACE, ERWEE STREET, FICKSBURG, FREE STATE
Registered Size: Various

LOT 3

SS PRO-SPES HUIS UNIT 6, 58 VICTORIA ROAD, WILLOWS, BLOEMFONTEIN
Registered Size: 179 m²

LOT 4

RED ROCK ESTATE SITUATED ON PORTION 37 OF THE FARM MUSKET 2718, RIGHT NEXT TO WOODLAND HILLS, BLOEMFONTEIN. COMPRISES OF 61 ERVEN NUMBERED 29385 - 29445 AND 1 STREET NUMBERED 29446
Registered Size: 31,7797 Ha

LOT 5

PORTION 2 OF ERF 471, WESTDENE, BLOEMFONTEIN, BETTER KNOWN AS 38 KELNER STREET
Registered Size: 758 m²

LOT 6

UNIT 1, SS RINDLSTRAAT 18, BLOEMFONTEIN
Registered Size: 237 m²

LOT 7

UNIT 2, SS RINDLSTRAAT 18, BLOEMFONTEIN
Registered Size: 237 m²

LOT 8

PORTION 1 AND PORTION 2 OF HOLDING 41, 21 SAND DU PLESSIS AVENUE ESTOIRE, BLOEMFONTEIN
Registered Size: 2,1431 Ha

LOT 9

PORTION 7 OF FARM 431, DE BRUIN STREET, RAYTON, BLOEMFONTEIN
Registered Size: 2 Ha



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AUCTION DETAILS

LOT 10

UNITS 13,14,15 16, SS KEERSPRUIT . BETTER KNOWN AS 19 KEEROM STREET, BRANDFORT

Registered Size: Various

LOT 11

UNIT 121, SS WILLOW GLEN 72, WILLOWS, BLOEMFONTEIN

Registered Size: 21 m²

LOT 12

UNIT 9, SS LANGENHOVENPARK AFTREEOORD, BLOEMFONTEIN

Registered Size: 58 m²

LOT 13

PORITION 0 OF ERF 17244,DAVID MONTTOEDI ROAD, BLOEMANDA, BLOEMFONTEIN

Registered Size: 555 m²

LOT 14

PORITION 0 OF ERF 990, VIRGINIA CENTRAL, KNOWN AS 45 CIVIC AVENUE

Registered Size: 595 m²

LOT 15

PORITION 0 OF ERF 3027, BLOEMFONTEIN, BETTER KNOWN AS 4 DEALE ROAD

Registered Size: 2238 m²

LOT 16

SS EMFULENI APARTMENTS, UNIT 75, EMFULENI GOLF ESTATE, VANDERBIJLPARK

Registered Size: 119 m²

LOT 17

BELJAC BUILDING, 131 ZASTRON STREET, BLOEMFONTEIN

Registered Size: 628 m²

LOT 18

ERF 1082, BULTFONTEIN, FREE STATE

Registered Size: 119 m²

LOT 19

PORITION 0 OF ERF 9265, BETTER KNOWN AS 34 ERB STREET, HOSPITAALPARK, BLOEMFONTEIN

Registered Size: 852 m²



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Tranquil Riverside Living



LOT MP001

**PORTION 0 OF ERF 3, RIVERSIDE SMALL HOLDINGS
BETTER KNOWN AS 3 WILGE AVENUE, ROODEWAL, BLOEMFONTEIN**
Registered Size: **42964 m²** | Title Deed: **T6262/2021**

Improvements and Features

KITCHEN

Open plan kitchen, with built-in cupboards. Tiled Flooring. Granite counter tops.

LAUNDRY ROOM

Attachments for washing machines and dryers.

DININGROOM

Naughty Pine Ceilings. Tiled Flooring.

ENTERTAINMENT ROOM

Naughty Pine Ceilings. Tiled Flooring, Built in Bar. Walk in Safe.

4 BEDROOMS

All with Carpeted flooring and build in cupboards.

BATHROOMS

Bathrooms has tiled flooring. Bath, shower and basin. With separate toilet.

OFFICE

Tiled floors, Naughty Pine Ceilings.

SUNROOM/ CLOSED STOEP

Tiled Flooring and sliding doors. With a view on the river and swimming pool outside. Has a glass roof.

ATRUIM

With tiled flooring.

FLATLET ON GROUND FLOOR

Single bedroom with build in cupboards. kitchenette with granite tops, small lounge with tiled flooring. Two garages for Parking.



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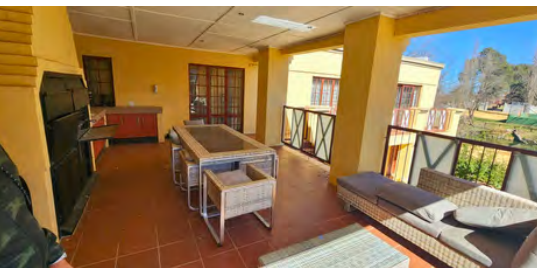
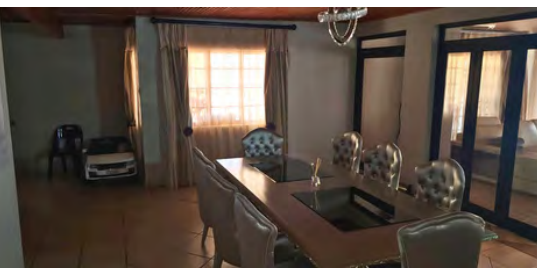


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Investment Opportunity



LOT MP002

SS EDWARD PLACE, UNITS 2,5,6,7,8, 9
ERWEE STREET, FICKSBURG, FREE STATE

SS Edwards Place Unit 2

Title Deed: ST8064/2018

Size: 50 m²

Kitchen/Lounge

2 Bedrooms

1 Bathroom

SS Edwards Place Unit 5

Title Deed: ST8067/2018

Size: 50 m²

Kitchen/Lounge

2 Bedrooms

1 Bathroom

SS Edwards Place Unit 6

Title Deed: ST8068/2018

Size: 50 m²

Kitchen/Lounge

2 Bedrooms

1 Bathroom

SS Edwards Place Unit 7

Title Deed: ST8069/2018

Size: 50 m²

Kitchen/Lounge

2 Bedrooms

1 Bathroom

SS Edwards Place Unit 8

Title Deed: ST8070/2018

Size: 46 m²

Kitchen/Lounge

2 Bedrooms

1 Bathroom

SS Edwards Place Unit 9

Title Deed: ST8071/2018

Size: 50 m²

Kitchen/Lounge

2 Bedrooms

1 Bathroom



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UNIT 2



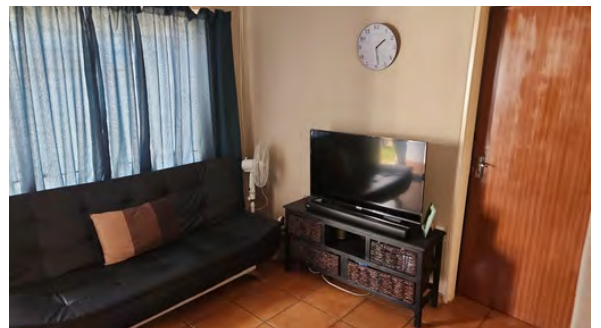
UNIT 5



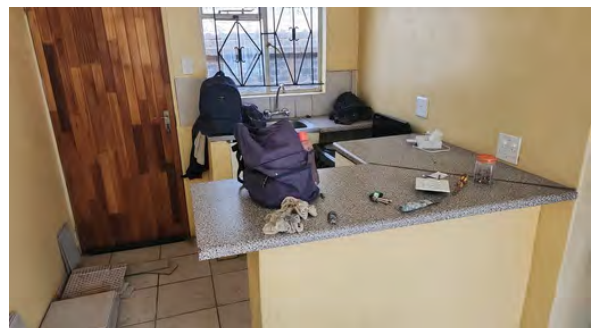
UNIT 6



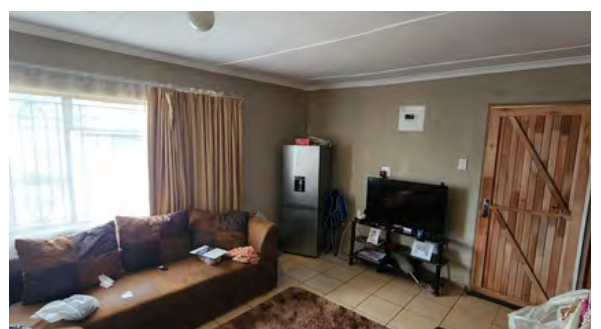
UNIT 7



UNIT 8



UNIT 9





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Secure Office Space



LOT MP003

**SS PRO-SPES HUIS, UNIT 6, 58 VICTORIA ROAD, WILLOWS
BLOEMFONTEIN**

Registered Size: **179m²** | Title Deed: **ST11820/2020**

Improvements and Features

The office layout comprises a reception area with an open-plan waiting section, a consulting room, and a boardroom equipped with built-in cupboards. These areas are fully tiled. There are five offices in total—four are tiled in line with the rest of the property, while one is carpeted. The offices are partitioned with drywalling. Additional features include a compact kitchen with built-in cupboards and two toilets with shared washbasin facilities.

The building also offers two covered parking bays within the communal parking area.



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Prime Development Opportunity



LOT MP004

RED ROCK ESTATE SITUATED ON PORTION 37 OF THE FARM MUSKET 2718, RIGHT NEXT TO WOODLAND HILLS, BLOEMFONTEIN. COMPRISES OF 61 ERVEN NUMBERED 29385 - 29445 AND 1 STREET NUMBERED 29446

Registered Size: **31,7797 HA** | Title Deed: **T14706/2016**

Improvements and Features

Red Rock Estate presents a rare and highly attractive development opportunity in the heart of Bloemfontein's rapidly expanding Woodland Hills corridor. Spanning approximately 31.77 hectares, this fully zoned and proclaimed residential township offers developers 61 erven and one registered street, ready for the construction of up to 202 residential units, with potential for further densification on select erven.

Strategically located along Woodlands Boulevard, the site boasts direct access via major arterial routes including Frans Kleynhans Street and is surrounded by established upmarket suburbs. This prime positioning ensures close proximity to shopping centres, schools, medical facilities, and essential services, all of which are critical to modern lifestyle-driven developments.

The land features flat topography, making it ideal for immediate construction. All key bulk infrastructure agreements—including electricity, water, roads, and stormwater systems—are in place, with clear delineation between responsibilities of the developer and the Homeowners Association. Additionally, the zoning already allows for Special Residential, General Residential, and Private Open Space, providing design flexibility for a mix of freestanding homes, townhouses, and lifestyle elements.

Red Rock Estate is ideally positioned to cater to the growing middle to upper-middle-class buyer segment, including professionals, families, and retirees seeking secure, modern living in a natural setting. Its proximity to the popular Woodland Hills Wildlife Estate further enhances the lifestyle appeal.



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Prime Office Location



LOT MP005

**PORTION 2 OF ERF 471, WESTDENE, BLOEMFONTEIN
BETTER KNOWN AS 38 KELNER STREET**

Registered Size: **758m²** | Title Deed: **T1930/2018**

Improvements and Features

Stand Size: **758m²**

Footprint: **230m²**

Storage Rooms: **90m²**

Commercial property that consists of a reception area, 4 offices, bathroom and 3 storage rooms.



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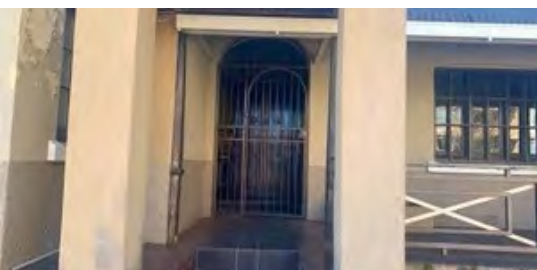
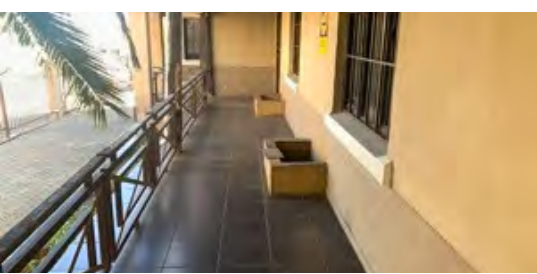
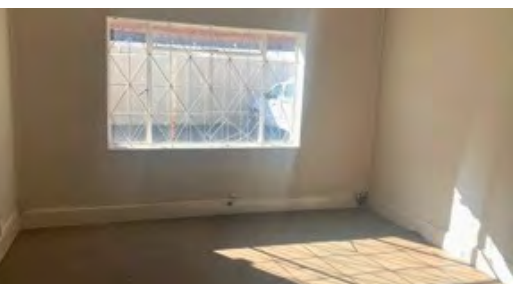
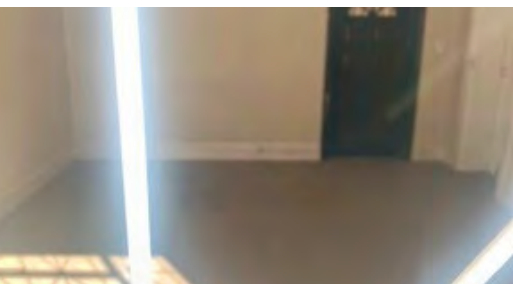


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Investment Opportunity For Student Accommodation



LOT MP006

SS RINDLSTRAAT 18, UNIT 1, UNIVERSITAS, BLOEMFONTEIN

Registered Size: **237m²** | Title Deed: **ST9840/2019**

Improvements and Features

Located in the heart of Bloemfontein's academic zone, Unit 1 at SS Rindlstraat 18 presents a prime opportunity for student housing investors. The unit features 8 bedrooms, 3 bathrooms, and a shared kitchen, designed to comfortably accommodate multiple tenants. Currently used as student accommodation, it offers strong rental income potential with consistent demand throughout the academic year. Its proximity to major universities and public transport makes this unit a reliable, income-generating asset.



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PARK VILLAGE AUCTIONS

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Investment Opportunity For Student Accommodation



LOT MP007

SS RINDLSTRAAT 18, UNIT 2, UNIVERSITAS, BLOEMFONTEIN

Registered Size: **237m²** | Title Deed: **ST9841/2019**

Improvements and Features

Unit 2 mirrors the highly functional student-friendly layout of its neighbouring unit, offering 8 well-sized bedrooms, 3 bathrooms, and a communal kitchen. Also currently let as student accommodation, this unit benefits from stable rental activity due to its location near top educational institutions in Bloemfontein. With a low-maintenance setup and high tenant capacity, Unit 2 is an ideal choice for investors looking to enter or expand within the student housing market.



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**1290m² of Warehousing
and Office Space**



LOT MP008

**PORTION 1 AND PORTION 2 OF HOLDING 41
21 SAND DU PLESSIS AVENUE, ESTOIRE, BLOEMFONTEIN**

Registered Size: **2,1431 HA** | Title Deed: **T15622/2012 and T15623/2011**

Improvements and Features

Located in the established industrial node of Estoire, Bloemfontein, this expansive industrial property offers an exceptional investment and development opportunity. Comprising two consolidated holdings—measuring a total of over 5.3 hectares—the site combines infrastructure readiness with significant development potential.

The standout feature of the property is a 1,290 m² industrial warehouse, purpose-built for operational efficiency. It includes dedicated offices, bathrooms, a kitchen, and ample parking, making it ideal for immediate use by logistics, warehousing, or light manufacturing enterprises. Its layout and supporting facilities ensure a smooth transition into occupancy or operations.

In addition, the property features a 2-bedroom main house and 2-bedroom flatlet, offering ideal on-site accommodation for management or supervisory staff. This setup supports a fully integrated work-live solution, ensuring convenience and cost-efficiency.

Strategically situated with easy access to key transportation routes and urban amenities, the site is well connected for business expansion. With its generous land size, the property allows for future developments, extensions, or customization based on tenant or operational requirements. Whether you're looking to expand your industrial portfolio, establish a centrally located base in Bloemfontein, or invest in a property with long-term scalability, this site delivers on versatility, location, and value.



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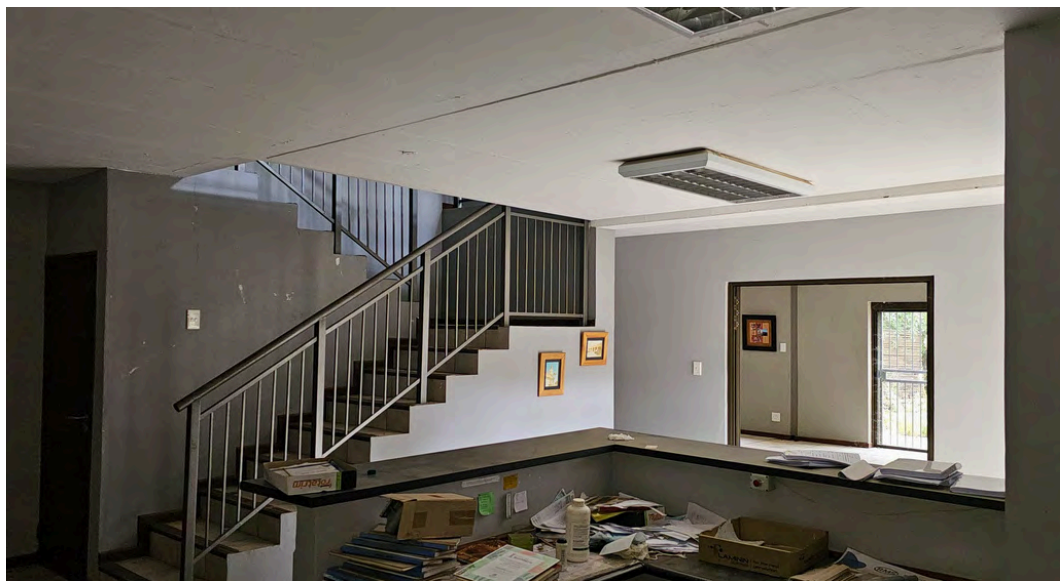


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Townhouse Development Opportunity



LOT MP009

PORTION 7 OF FARM 431, DE BRUIN STREET, RAYTON, BLOEMFONTEIN
Registered Size: **2 HA** | Title Deed: **T1146/2006**

Improvements & Features

Although no physical improvements have yet been made on this specific section of the development, the property holds substantial potential supported by approved planning rights. In terms of current zoning regulations and a registered Right of Extension, development rights have already been secured for the construction of 35 residential units.

Each unit is envisioned as a modern, spacious 2-bedroom, 2-bathroom dwelling, featuring an open-plan lounge and kitchen, a double garage, and a private garden with patio—offering ideal living arrangements for young families, professionals, or retirees. This design not only aligns with contemporary residential demand but also caters to the growing market preference for secure, low-maintenance lifestyle homes.

The legal permissibility of this development, as underpinned by the existing zoning and development approvals, provides peace of mind for developers and investors alike. It ensures that the property can be immediately taken to market or to the construction phase, without the delay or uncertainty often associated with rezoning or regulatory processes. The potential here lies not just in the land itself, but in the ready-to-execute vision that accompanies it.



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RAYTON 431 PORTION 7

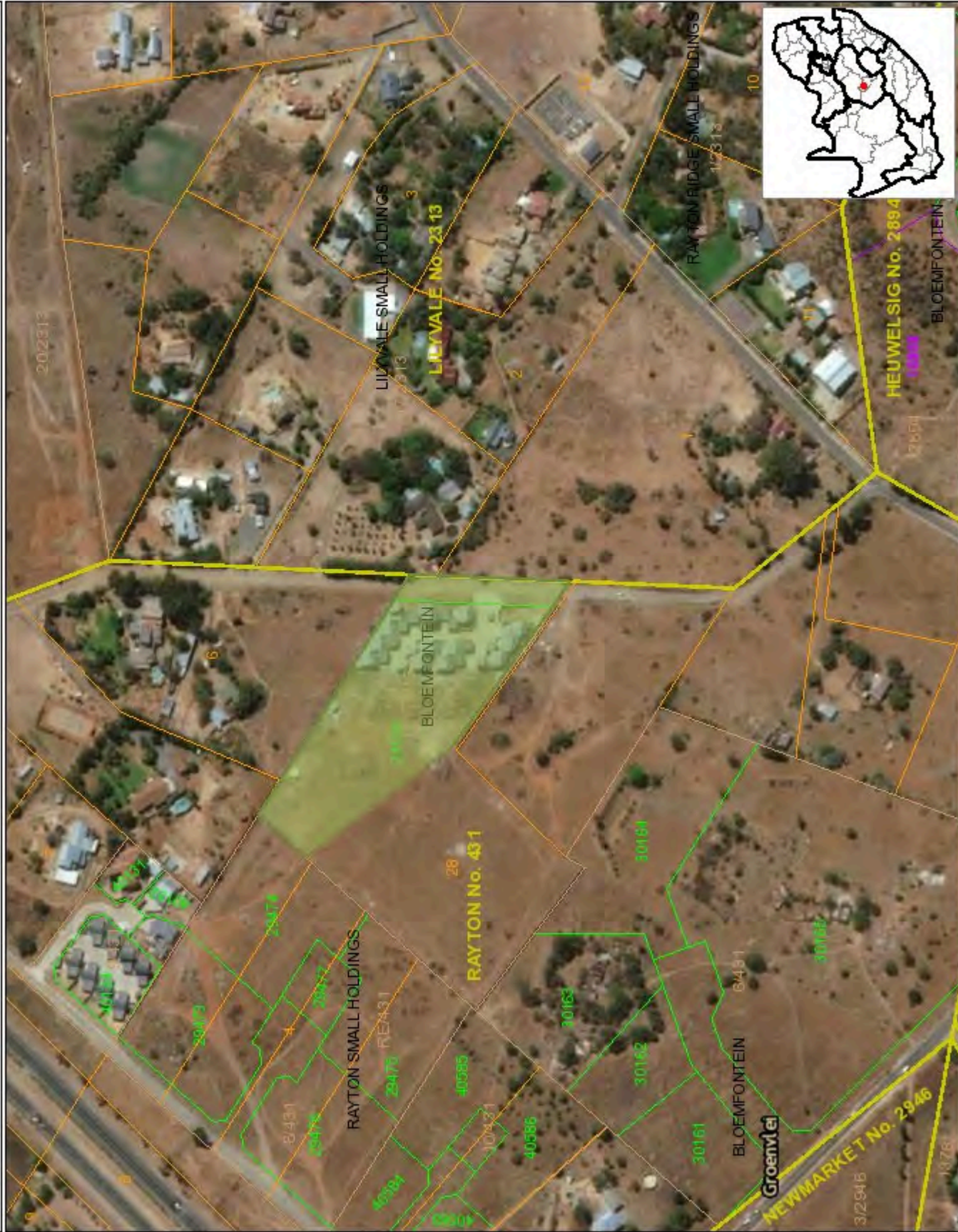


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Legend

- Farm Portion _Query result
- Parent Farm
- Farm Portion
- Holding
- Public Place
- Erven
- Provinces
- Allotment Township

Allotment Townships





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Investment Opportunity



LOT MP010

SS KEERSPRUIT, UNITS 13,14,15 16. BETTER KNOWN AS 19 KEEROM STREET, BRANDFORT

SS KEERSPRUIT UNIT 13

Title Deed: SK803/2009

Not built yet.

Size: 0

SS KEERSPRUIT UNIT 14

Title Deed: SK803/2009

2 Bedroom, 1 Bathroom Sectional Title Unit. Ground Level.

Size: 50 m²

SS KEERSPRUIT UNIT 15

Title Deed: SK803/2009

2 Bedroom, 1 Bathroom Sectional Title Unit. Ground Level

Size: 50 m²

SS KEERSPRUIT UNIT 16

Title Deed: SK803/2009

2 Bedroom, 1 Bathroom Sectional Title Unit. Ground Level. Not completed

Size: 50 m²



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UNIT 13



UNIT 14



UNIT 15



UNIT 16





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Ideal Student Flat

LOT MP011

UNIT 121, SS WILLOW GLEN 72, WILLOWS, BLOEMFONTEIN

Registered Size: **21m²** | Title Deed: **ST17217/2007**

Improvements and Features

Situated within the centrally located Willow Glen apartment complex in Willows, Bloemfontein, Unit 121 offers a low-maintenance investment opportunity tailored to student accommodation demand, particularly from nearby CUT (Central University of Technology)—just 1.3 km away.

This ground-floor bachelor unit spans 21m², and comprises a single multifunctional room that combines the bedroom, living area, and kitchenette, alongside a separate bathroom with a shower, toilet, and hand basin. The unit also includes built-in cupboards and tiled flooring throughout.

Despite some wear—including ceiling mold caused by ventilation and moisture issues. Parking is available in front of the building, and all utilities are prepaid through the body corporate.

Whether you're a first-time investor, parent seeking student housing, or landlord expanding your portfolio, this unit offers an affordable entry point with consistent rental income potential and proximity to essential amenities, shopping centres, and tertiary institutions.



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LOT MP012



UNIT 9, SS LANGENHOVENPARK AFTREEOORD, BLOEMFONTEIN

Registered Size: **58m²** | Title Deed: **ST53662016**

Improvements and Features

Nestled in the serene and well-maintained SS Langenhovenpark Aftree-oord in AG Visser Street, Bloemfontein, Unit 9 presents a unique opportunity to invest in secure, retirement-focused accommodation in one of the city's most established suburban areas. Ideally located in a medium- to high-income node, this property offers both peace of mind and convenience, close to amenities such as Towers Shopping Centre (1.9 km), Medi Clinic (6.3 km), and key transport links.

The 58m² 2-bedroom townhouse features a full bathroom, compact kitchen, comfortable living room, and a small private garden and courtyard. Thoughtfully fitted with a solar geyser, prepaid utilities, and built-in cupboards, the unit is both efficient and practical. A dedicated undercover parking bay (marked No. 9) further enhances its functionality.

Whether for personal use, retirement planning, or investment purposes, this unit offers peaceful, practical, and well-positioned retirement living in one of Bloemfontein's most desirable suburbs.



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Neat Family House



LOT MP013

PORTION 0 OF ERF 17244, DAVID MONTIEDI ROAD, BLOEMANDA BLOEMFONTEIN

Registered Size: **555m²** | Title Deed: **TL4400/1992**

Improvements and Features

This very neat and well-maintained residential property in Bloemanda presents an excellent opportunity for buyers seeking a secure, low-maintenance home with thoughtful features and practical design. Set on a fully paved stand, the property is ideal for those who value convenience, security, and comfort.

Key features include a double garage, a canopied carport, and Trelidor safety gates throughout the home, offering peace of mind and enhanced safety. An indoor built-in braai adds to the entertainment appeal, providing a perfect space for hosting guests in any season.

The exterior is fully paved, minimising upkeep while ensuring a clean and organised appearance. The property reflects pride of ownership, with all structures and finishes appearing to be in excellent condition.

Whether you're a first-time homebuyer, an investor, or looking to scale down into a well-looked-after home, this property offers solid value in a welcoming residential environment. Don't miss out on this move-in-ready home in Bloemanda—ready to impress from the moment you arrive.



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Virginia Warehouse



LOT MP014

PORTION 0 OF ERF 990, VIRGINIA CENTRAL KNOWN AS 45 CIVIC AVENUE

Registered Size: **595m²** | Title Deed: **T4428/1989**

Improvements and Features

Located at 45 Civic Avenue in the industrial hub of Virginia, this property offers a cost-effective entry point into the commercial and light industrial market. The erf spans 533m² and comprises a warehouse-type structure with a front-facing reception area and approximately four offices, backed by functional storage space—ideally suited for a small-scale manufacturing operation, spares outlet, or distribution centre.

The building, while structurally sound with masonry brick walls and a mono-pitched IBR roof, is in poor condition and requires significant refurbishment. Notable issues include broken windows, damaged ceilings, and worn finishes. The premises have remained vacant for over two years and show signs of vandalism, a trend that mirrors much of the surrounding area where nearly 80% of neighbouring industrial properties are also vacant.

With mounting pressure on industrial occupancy rates nationally, Virginia's demand remains weak. Yet for opportunistic investors or small-scale users seeking affordable space with development potential, this property offers strong upside—especially if regional infrastructure or industrial demand improves.



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LOT MP015

PORTION 0 OF ERF 3027, BAYSWATER, BLOEMFONTEIN BETTER KNOWN AS 4 DEALE ROAD

Registered Size: **2238m²** | Title Deed: **T8723/2008**

Improvements and Features

Situated in the heart of Bayswater, a well-established middle- to high-income suburb in Bloemfontein, this expansive 2,238m² property offers a rare opportunity to acquire a fully-zoned commercial property currently operating as a guesthouse. Known as Dersley Manor, the property enjoys commercial zoning with guesthouse use rights and includes a liquor license and borehole capable of supplying 15,000L of water per day.

The main building spans approximately 689m², housing 10 en-suite bedrooms, a dining room, kitchen, entertainment area, bar facility, and additional guest amenities including a swimming pool and jacuzzi (both requiring maintenance). Each suite features high-end finishes, air-conditioning, and stylish interiors, though some areas (especially Room 10 and the basement) require refurbishment due to water damage and poor maintenance.

A pitched slate roof, ample open and covered parking, and a well-sized entertainment patio with adjustable awning complete the offering. The building's solid construction and premium interior details position it for immediate reactivation as a hospitality business or conversion into a boutique wellness retreat, residential commune, or high-end office space.

With attractive fundamentals, prime location, and scope for rejuvenation, 4 Deale Road presents a compelling investment for developers, hospitality operators, or entrepreneurs seeking a value-add project in Bloemfontein's northern suburbs.



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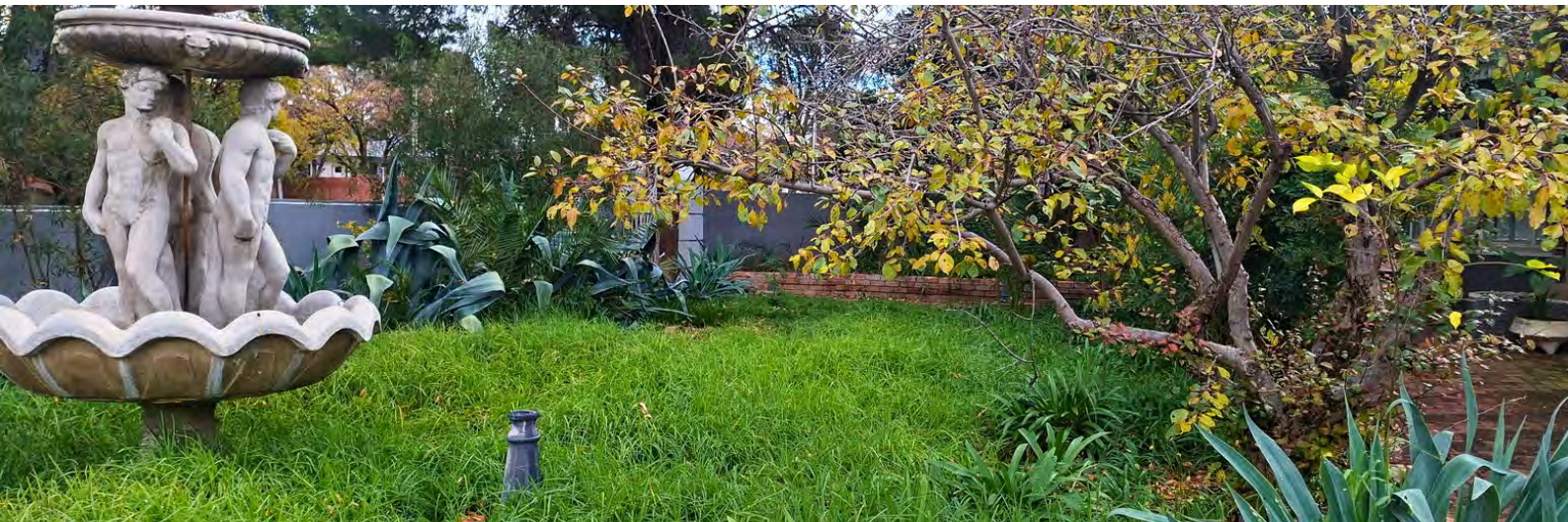


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LOT MP016

SS EMFULENI APARTMENTS, UNIT 75, EMFULENI GOLF ESTATES, VANDERBIJLPARK

Registered Size: **119m²** | Title Deed: **T1309/2005**

Improvements and Features

Stylish 3-Bedroom Apartment – Emfuleni Golf Estate

Located in the prestigious Emfuleni Golf Estate, this modern 3-bedroom apartment offers comfortable, secure living in one of the Vaal Triangle's most sought-after lifestyle estates. Whether you're an investor, family, or professional seeking a tranquil retreat with upscale surroundings, this unit provides the perfect blend of security, convenience, and elegance.

The apartment features:

- 3 well-sized bedrooms, designed for privacy and relaxation
- 2 modern bathrooms, including a main en-suite
- A functional kitchen with ample cupboard space
- An open-plan lounge and dining area ideal for entertaining or family time
- A designated carport for secure parking

Set within a secure, access-controlled estate boasting landscaped gardens and direct access to the golf course, residents also enjoy the added benefit of estate amenities, peaceful surroundings, and a strong sense of community.

This apartment is perfect for lock-up-and-go convenience without sacrificing comfort or lifestyle. Whether for personal use or rental investment, this is an excellent opportunity to own property in one of the Vaal's most desirable addresses.



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LOT MP017

BELJAC BUILDING, 131 ZASTRON STREET, WESTDENE, BLOEMFONTEIN

Registered Size: **628m²** | Title Deed: **T13787/2007**

Improvements and Features: 1,755 m² total floor area across 4 levels

Basement (±438.6 m²):

- Large canteen area
- Training/conference room
- Kitchen and ablution facilities

Ground Floor (±438.6 m²):

- Open-plan office space
- Three private offices
- Kitchen and storage room

First Floor (±438.6 m²):

- Large open office space
- Three private offices
- Kitchen and ablutions

Second Floor (±438.6 m²):

- Central open office area
- Three enclosed offices
- Kitchen and ablution areas

- **Total gross lettable area: ±1,755 m²**
- **Situated in Westdene, near major institutions and city services**
- **Flexible layout: ideal for multi-tenant office use or student housing conversion**
- **Zoned for student accommodation (conversion-ready)**
- **Strong visibility on Zastron Street with pedestrian and vehicle exposure**
- **Walking distance to retail centres, and public transport**



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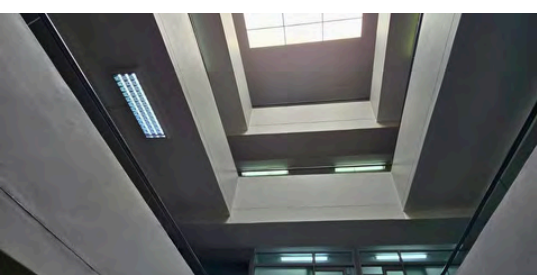
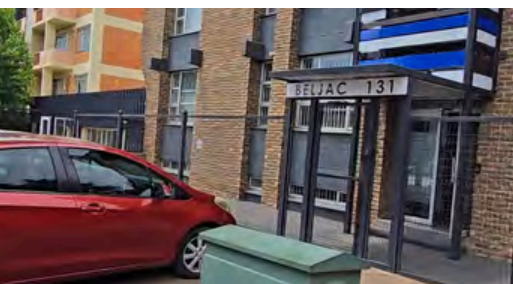
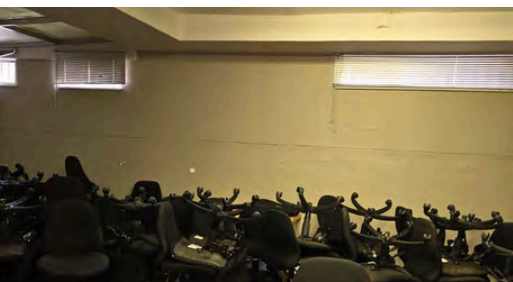


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LOT MP018

ERF 1082, BULTFONTEIN, FREE STATE

Registered Size: **10 000m²** | Title Deed: **T22272/2006**

Improvements and Features

Strategically positioned in the heart of South Africa's grain-producing region, this 10,000m² industrial-zoned erf in Bultfontein offers unmatched visibility and access. Located directly adjacent to one of the country's largest grain silos, the property sits on a key transport route with year-round traffic from farmers, transporters, and agri-suppliers—making it an ideal location for a diesel depot, truck stop, warehouse facility, or logistics hub.

The property is already registered for diesel sales, and includes existing infrastructure such as office and storage buildings to support immediate operational use. A borehole water system provides a self-sustaining water source, significantly reducing reliance on municipal supply and enhancing operational resilience.

Surrounded by high-traffic businesses—including a quarry and grain facilities—this site is designed for practical, high-volume use. Architectural drawings and site plans further illustrate potential for development of fuel tanks, parking bays, and secure access, with ample space to scale operations as demand grows.

As Bultfontein maintains stable agricultural activity year-round, this property stands out as a rare opportunity to secure a high-impact site in a thriving agri-logistics zone. With commercial zoning already in place and the groundwork set for expansion, this property is the launchpad for your next successful venture in the heart of the Free State.



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Ideally Located Family House



LOT MP019

PORTION 0 OF ERF 9265, BETTER KNOWN AS 34 ERB STREET, HOSPITAALPARK, BLOEMFONTEIN

Registered Size: **852m²** | Title Deed: **T22272/2006**

Improvements and Features

This well-located residential property in the established suburb of Hospitaal Park, Bloemfontein, presents a valuable opportunity for buyers or investors seeking a spacious, family-oriented home with potential for value-add improvements. The erf spans 852 m², zoned Residential 1, and currently accommodates a 216 m² main dwelling with a 17 m² outbuilding, providing ample internal and external space.

The property features three bedrooms, two bathrooms, a spacious L-shaped living and dining room, and a well-equipped kitchen. Internal finishes include tiled and wooden flooring, rhino board and wooden ceilings, and built-in cupboards throughout. External elements such as a single garage, servant quarters, braai area with thatched roof, and a large garden with a swimming pool enhance the property's appeal.

Located in a middle-income area within close proximity to schools, shops, and healthcare facilities, the home offers strong lifestyle convenience. Notably, the main bedroom includes a walk-in closet that connects to a separate entrance, presenting an opportunity for conversion into a self-contained flatlet—ideal for rental income or multi-generational living.

Whether for owner-occupation or as an investment property with scope to improve and expand, this residence offers solid value in a growing Bloemfontein suburb.



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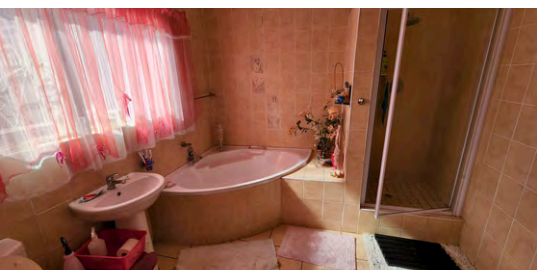
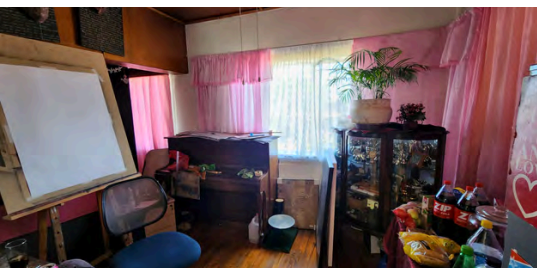
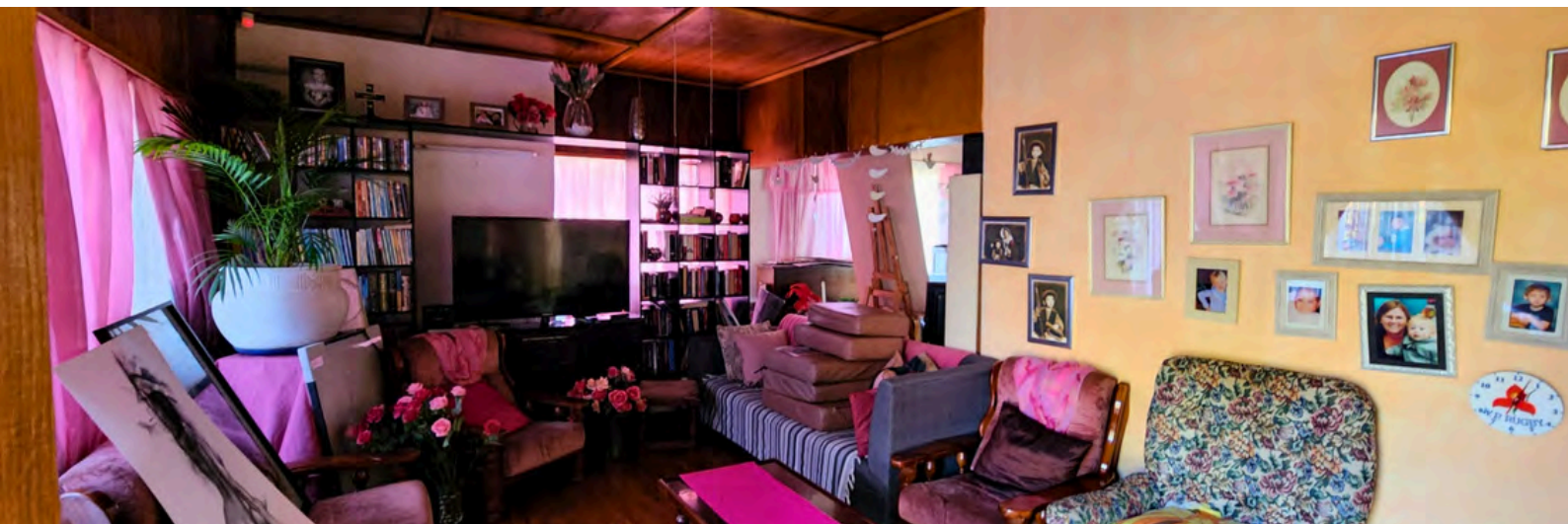


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Investment Highlights

Diverse Portfolio Offering

From residential homes and retirement units to commercial and industrial opportunities, this auction presents a wide spectrum of properties tailored to suit every investor's strategy.

Prime Locations Across the Free State

Properties span Bloemfontein, Virginia, Ficksburg, Brandfort, and Bultfontein—offering access to growing markets, major arterials, and high-demand areas.

Income-Generating Potential

Several lots include tenant-ready or development-approved properties, ideal for generating passive income or immediate resale opportunities.

Onsite & Online Bidding Convenience

Participate from anywhere with our secure online bidding platform or join us in person at Windmill Casino—giving you flexibility without compromise.



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End — **THANK YOU**

Thank you for taking the time to explore this curated selection of quality properties. At Park Village Auctions, we pride ourselves on bringing real value and transparency to every transaction—whether you're a seasoned investor or a first-time bidder, your opportunity to secure exceptional real estate starts here.

Should you require additional information or wish to schedule a viewing before auction day, please don't hesitate to contact our team. We're here to assist you every step of the way and look forward to welcoming you on-site or online on 27 June 2025 for what promises to be an exciting and rewarding multi-property auction event.

For further inquiries and to schedule a property viewing, please contact us.



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