

**11 SEPTEMBER 2025
@ 11:00 AND 13:00**



PARK VILLAGE AUCTIONS

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ONSITE AUCTION

BUYERS — **INFORMATION PACK**

TWO RESIDENTIAL PROPERTIES IN WALMER, GQEBERHA

Onsite Auction of 2 properties: 167 Villiers Road and 646 St Andrews Village

 www.parkvillageauctions.co.za

 C/O R64 & Valencia Road, Waterbron,
Bloemfontein

 Hennie Gouws – 083 675 7117
Office: 051 430 2300

 hennie@parkvillage.co.za



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Auction Details

Date: 11 September 2025

Viewing: By Appointment Only

Property 1 – Starting at 11:00

Auction Venue: 167 Villiers Road, Walmer

Property 2 – Starting at 13:00

Auction Venue: 646 St Andrews Village, Walmer



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Property Description

167 VILLIERS ROAD, WALMER ERF 1401, WALMER, GQEBERHA

Registered Size: **1 435 m²** | Footprint: **± 290 m²** | Title Deed Number: **T11923/2018**

Situated in the sought-after suburb of Walmer, this spacious residential property offers a unique investment or renovation opportunity. With a total of four bedrooms spread across three separate sections, large kitchens, and multiple living areas, the home offers flexible living arrangements for extended families or rental income potential. Close to top schools, shopping centres, and just minutes from Chief Dawid Stuurman International Airport, this property is perfectly positioned for convenience.



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IMPROVEMENTS & FEATURES:

Section 1 – Front of House

- **Bedroom 1:**
 - No built-in cupboards
 - Laminated flooring
 - Spacious
- **Bathroom 1:**
 - Bath, toilet, basin
 - Slightly moulded roof
 - Outdated finishes
- **Kitchen:**
 - Two sections of built-in cabinets with countertops
 - No stove/oven
 - Very spacious layout
 - Second kitchen door leads to a storage area
- **Living Room:**
 - Laminated flooring
 - Spacious
- **Other Features:**
 - Outside storage space with undercover metal sheet roof
 - Roof/skirtings moulded, damp, stained
 - Not open plan
 - Prepaid electricity



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IMPROVEMENTS & FEATURES:

Section 2 – Right Side of House

- **Bedroom 2:**
 - Built-in cupboard
- **Bedroom 3:**
 - No built-in cupboards
 - Leads to a small kitchen
- **Bathroom 2:**
 - Bath, shower, toilet, basin
 - Roof completely moulded and dented inwards from water damage
- **Kitchen:**
 - One section of built-in cabinets with countertop
 - No stove/oven
 - Barely completed
- **Living Room:**
 - Laminated flooring
- **Other Features:**
 - Storage cupboard in first bedroom
 - Roof/skirtings moulded and water damaged
 - Not open plan
 - Prepaid electricity box



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IMPROVEMENTS & FEATURES:

Section 3 – Back of House

- **Bedroom 4:**
 - Basic finish
- **Bathroom 3:**
 - Shower, bath, toilet, basin
- **Bathroom 4:**
 - Toilet, shower, basin
- **Kitchen:**
 - Cabinets and countertop rotten
 - No stove/oven
 - Barely completed
- **Living Rooms (x2):**
 - Tiled flooring
- **Other Features:**
 - Linen cupboard
 - Outside carport with metal sheets
 - Roof/skirtings moulded and water damaged
 - Not open plan
 - Prepaid electricity box



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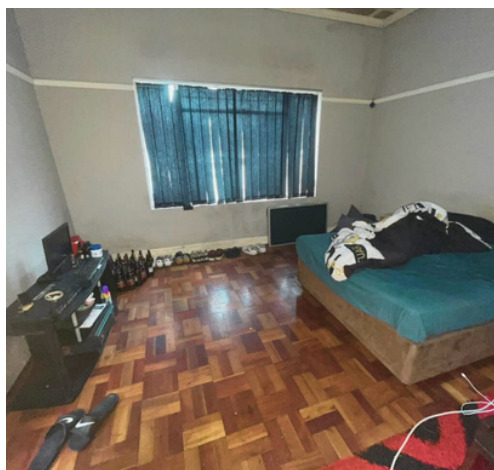
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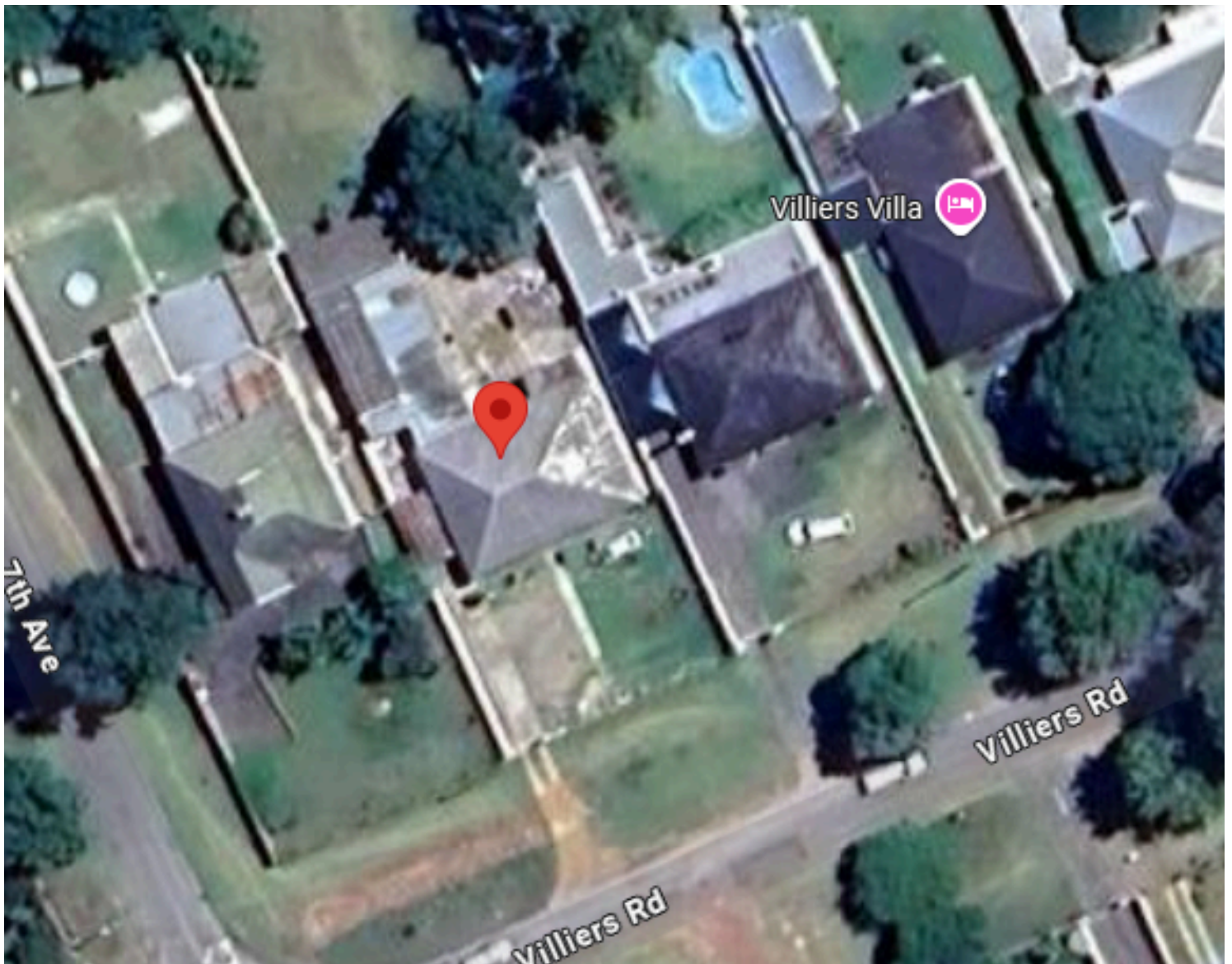
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CLICK ON THE ABOVE MAP TO ACCESS THE LOCATION

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Property Description

646 ST ANDREWS VILLAGE, WALMER
ERF 9350, WALMER, GQEBERHA

Registered Size: **912 m²** | Footprint: **± 520 m²** | Title Deed Number: **T60913/2017CTN**

A luxurious double-storey home in the prestigious St Andrews gated estate, this property combines modern architectural design with premium finishes. Overlooking the 1st and 10th holes of the golf course, it offers expansive entertainment areas, gourmet kitchen facilities, and exceptional security — making it ideal for discerning buyers seeking a secure, private lifestyle. The interiors are bathed in natural light, with open-plan living spaces that flow seamlessly to covered patios and landscaped gardens. Every detail, from the bespoke cabinetry to the elegant flooring, has been crafted for both comfort and sophistication. Set within one of Walmer's most exclusive addresses, this residence offers a perfect blend of privacy, luxury, and convenience.



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IMPROVEMENTS & FEATURES:

Key Features

- 5 Ensuite bedrooms with built-in cupboards
- Master suite with walk-through closet, large private balcony, and a spacious en-suite bathroom with bathtub, shower, and double vanity
- Gourmet kitchen with island, built-in gas stove, scullery & pantry
- Multiple entertainment areas including built-in braai, pizza oven, and bar
- Study/office with private access and own bathroom
- Wine cellar with cooling system
- Three automated garages with direct access to the home
- Covered patio and balconies with golf course views
- Landscaped garden with small fencing overlooking fairways
- Spiral staircase leading to an open rooftop area
- Vaulted ceilings with skylights and air conditioning throughout
- 24/7 gated estate security with access control, beams, CCTV, and alarm system



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IMPROVEMENTS & FEATURES:

Outdoor Living

Designed for both relaxation and entertaining, the outdoor spaces at 646 St Andrews Village are a true extension of the home's luxury. A covered entertainment area features a built-in braai, pizza oven, and ceiling fan, creating the perfect setting for year-round gatherings. The landscaped garden, with its open grass plan and subtle fencing, enjoys uninterrupted views over the 1st and 10th holes of the golf course. From the master suite balcony to the tiled rooftop terrace accessed via a spiral staircase, every vantage point offers sweeping vistas and an elevated sense of privacy. These thoughtfully designed outdoor areas make the most of the estate's natural beauty, blending elegance with comfort.



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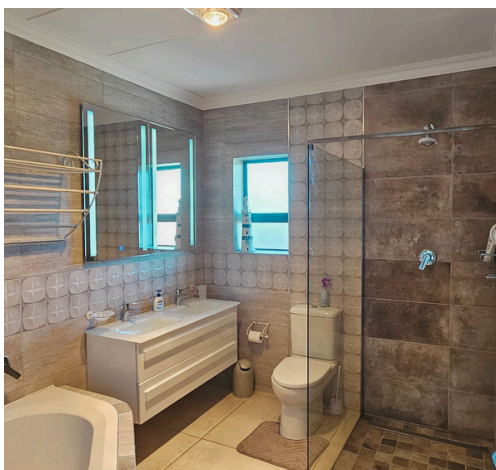
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Why Walmer?

Walmer is one of Gqeberha's most sought-after suburbs, combining the charm of tree-lined streets and large, established properties with exceptional convenience. Located just four kilometres from the city centre and only a five-minute drive from Chief Dawid Stuurman International Airport, it offers effortless access to both business and leisure. The suburb is also a short ten-minute drive from some of the Eastern Cape's most popular beaches, making it ideal for those who value a balanced lifestyle.

Renowned for its prestige and leafy character, Walmer has maintained strong property demand over the years, with a blend of heritage homes and modern residences that cater to a variety of tastes. It is a suburb where quality of life takes centre stage, offering peace, security, and a sense of community while still being close to the energy of the city.

Life in Walmer offers much more than convenience. Families enjoy access to leading schools, vibrant shopping centres, and world-class healthcare facilities, while leisure seekers are spoiled for choice with golf courses, sports clubs, and nature reserves nearby. The Baakens River mountain biking and walking trails are popular with outdoor enthusiasts, and the suburb's proximity to cultural and community experiences adds to its appeal. Whether for family living, professional convenience, or investment value, Walmer stands out as a location that offers it all.



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End —

THANK YOU

Thank you for taking the time to explore this Buyers Information Pack. We trust that the details provided have given you a clear understanding of the properties and the exceptional lifestyle that Walmer offers. These homes present a rare opportunity to invest in one of Gqeberha's most desirable locations.

We appreciate your interest and look forward to seeing you at the auction, where these exceptional properties will be offered to the market. May the information provided assist you in making an informed and confident decision.

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



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