

27 NOVEMBER 2025



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



ONSITE AUCTION

BUYERS — INFORMATION PACK

**RESIDENTIAL PROPERTY ON AUCTION IN KELLY'S VIEW
BLOEMFONTEIN**

Unit 32 of SS Hilkieh



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



Office: 051 430 2300
Juan Maree: 076 317 9955



bloem3@parkvillage.co.za



AUCTION DETAILS:

This auction offers a 2-bedroom residential unit located in the Hilkieh sectional title complex in Kelly's View. The property features an open-plan kitchen and living area, bathroom, small private courtyard, and a carport — presenting an excellent renovation or investment opportunity in a developing area along the N8 corridor.

Date: 27 NOVEMBER 2025

Time: 11:00

Viewing: By appointment only

Venue: Unit 32, Hilkieh, Quaggafontein, Bloemfontein

GPS: -29.135866, 26.133872

RESIDENTIAL PROPERTY IN KELLY'S VIEW ON AUCTION

2 Bedroom Unit | SS Hilkieh 141/2020 | Registered Size: 78m²



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



Property Description

This neat 2-bedroom residential unit forms part of the Hilkiah Sectional Title Scheme in Kelly's View, Bloemfontein. The property offers compact, functional living spaces suited to investors, first-time buyers, or renovators seeking value in a developing area along the N8.

The unit includes an open-plan kitchen and living room, a single bathroom, two bedrooms fitted with built-in cupboards, a small courtyard, and a double carport constructed from steel and corrugated iron sheeting.

The complex is positioned just off the N8 towards Kimberley, offering quick access to arterial routes and nearby amenities.

The property is currently tenanted at R4 500 per month, presenting immediate income to the purchaser.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



Office: 051 430 2300
Juan Maree: 076 317 9955



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



IMPROVEMENTS & FEATURES:

Improvements Summary

This well-designed residential unit offers compact and comfortable living in a peaceful complex along the N8 corridor. The home provides a practical layout ideal for first-time buyers, investors, or anyone seeking low-maintenance living in a growing area.

Dwelling:

- 2 × Bedrooms with built-in cupboards
- 1 × Bathroom with shower, basin and toilet
- Open-plan kitchen and living area creating an easy flow through the home
- Functional kitchen with built-in cupboards and gas installations
- Tiled flooring throughout for durability and easy upkeep
- Rhino board ceilings

External:

- Neat enclosed courtyard suitable for private outdoor use
- Covered patio section
- Double steel carport
- Low-maintenance garden area
- Facebrick boundary walls

Occupation:

- Currently occupied by a tenant



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



Office: 051 430 2300
Juan Maree: 076 317 9955



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



IMPROVEMENTS & FEATURES:

Property Administration Details

Municipality: Mangaung Metropolitan Municipality

Zoning: Residential

Registered Size: 78 m²

Title Deed Number: ST7247/2021

Sectional Title Scheme: SS Hilkieh 141/2020

Unit: 32

The property forms part of a sectional title complex and is subject to standard sectional title rules and regulations.

Location & Surroundings

The Hilkieh complex is located along the N8 towards Kimberley, approximately 2.9 km from the N1 turn-off, providing convenient travel routes in and out of Bloemfontein. Kelly's View is a developing residential area with a mixture of suburban and semi-rural elements, making it well-suited to residents seeking a quieter environment with access to essential amenities.

Nearby amenities include:

- Fuel solution & filling stations
- Medical facilities such as Quinta Med
- Primary schools
- Shopping centres including Pellissier and Southern Centre

The position of the complex ensures both accessibility and a sense of privacy.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



Office: 051 430 2300
Juan Maree: 076 317 9955



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

About Kelly's View

Kelly's View is a growing residential area situated on the western side of Bloemfontein, positioned conveniently along the N8 route toward Kimberley. The suburb offers a blend of affordable housing and semi-rural tranquillity, making it a popular choice for residents seeking a quieter lifestyle with easy access to main roads and city amenities.

The area is characterised by open surroundings, developing residential pockets, and a peaceful atmosphere, attracting first-time buyers, young families, and investors looking for steady rental markets. Kelly's View has benefited from ongoing residential development over recent years, contributing to an expanding community and increased demand for sectional title living.

Residents enjoy close proximity to everyday conveniences, including filling stations, medical facilities, schools, and well-known shopping centres in nearby suburbs. Its strategic position near the N1 and N8 provides efficient travel routes for commuters working in Bloemfontein or the greater region.

Overall, Kelly's View offers an appealing combination of accessibility, affordability, and a relaxed living environment — making it a favourable location for both homeowners and investors.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



Office: 051 430 2300
Juan Maree: 076 317 9955



bloem3@parkvillage.co.za



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



Office: 051 430 2300
Juan Maree: 076 317 9955



bloem3@parkvillage.co.za



www.parkvillageauctions.co.za



Office: 051 430 2300
Juan Maree: 076 317 9955



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



Investment Highlights



Strategic Location Along the N8 Corridor

Positioned just off the main arterial route toward Kimberley, the property offers convenient access to major roads, nearby amenities, and surrounding suburbs, making it appealing to commuters and long-term tenants.



Growing Residential Node with Strong Demand

Kelly's View continues to develop as an affordable housing area, attracting first-time buyers, young families, and investors seeking stable returns in a steadily expanding community.



Low-Maintenance Sectional Title Living

The unit forms part of a well-established sectional title scheme, offering simplified management, controlled access, and a lock-up-and-go lifestyle suited to modern living.



Immediate Rental Income Opportunity

With the property currently occupied, investors benefit from an existing rental stream from day one, offering attractive holding value and long-term growth potential.



www.parkvillageauctions.co.za



Office: 051 430 2300
Juan Maree: 076 317 9955



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



End — **THANK YOU**

Thank you for your interest in this property and for taking the time to review our Buyer's Information Pack. Park Village Auctions remains committed to providing transparent, professional, and client-focused service throughout every stage of the auction process.

Should you require any further information, wish to arrange a viewing, or need assistance with registration, our Bloemfontein team is ready to assist.

We look forward to welcoming you at the auction.

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



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



Office: 051 430 2300
Juan Maree: 076 317 9955



bloem3@parkvillage.co.za