

14 MARCH 2026



PARK VILLAGE AUCTIONS

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SIMULCAST AUCTION

BUYERS — **INFORMATION PACK** **CLARENS**

Two Unique Residential Opportunities Going Under the Hammer

566 Caledon Street
Unit 34 – Larola Terraces

 www.parkvillageauctions.co.za

 C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300

Nico Maree: 082 625 4455

Hettelien: 078 422 0439

 bloem3@parkvillage.co.za



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AUCTION DETAILS:

Park Village Auctions proudly presents a Simulcast Auction of two residential properties in Clarens, Free State — offering both lifestyle appeal and investment opportunity.

Whether you are seeking peaceful mountain living or a convenient weekend retreat, this auction delivers quality real estate in one of the Free State's most desirable towns.

Auction Date: **Saturday, 14 March 2026**

Lot 1: 11:00 – 566 Caledon Street

Lot 2: 13:00 – Larola Terraces

Viewing: **By appointment only**

Live & Online Bidding Available.

Secure your opportunity in Clarens.



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AUCTION DETAILS

LOT 1

566 CALEDON STREET, HIGHLAND VIEW, CLARENS

ERF 566, CLARENS EXT 3

Registered Size: **721 m²**

Improvements (Footprint): **± 115 m²**

Title Deed Number: **T5868/2018**

LOT 2

UNIT 34, SS LAROLA TERRACES, CLARENS

SS LAROLA SCHEME NO: 113/2004

Registered Size: **32 m²**

Improvements (Footprint): **± 32 m²**

Title Deed Number: **ST6572/2021**



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Spacious. Tranquil. Inviting.



LOT JW001

ERF 566, CLARENS EXTENSION 3, HIGHLAND VIEW

Better known as **566 Caledon Street**, Clarens, Free State

Registered Size: **721 m²** | Footprint: **115 m²** | Title Deed: **T5868/2018**

Improvements and Features

This well-positioned residential property offers comfortable and relaxed country living in the sought-after Highland View area of Clarens. The home comprises two bedrooms, both with en-suite bathrooms, providing practical accommodation suited to either permanent residence or weekend retreat use.

The interior features an open-plan living area that flows into a well-situated kitchen fitted with built-in cupboards and finished with tiled flooring. A cozy fireplace enhances the living space, creating a warm and inviting atmosphere during the colder Clarens winters.

The property is set on a generous 721 m² stand, offering ample outdoor space with a large yard and garden area. Covered parking is provided by a carport, with additional on-site parking available.

The layout and positioning of the home make it suitable for families, professionals seeking a peaceful lifestyle, or buyers looking for a manageable country property within a well-established residential area.



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Charming. Convenient. Compact.

LOT JW002

UNIT 34, SS LAROLA SCHEME NO. 113/2004, CLARENS

Better known as **Unit 34, Larola Terraces**, Larola Street, Clarens, Free State

Registered Size: **32 m²** | Footprint: **± 32 m²** | Title Deed: **ST6572/2021**

Improvements and Features

This well-located sectional title unit offers convenient lock-up-and-go living in the popular Larola Terraces development in Clarens. The property comprises a bedroom with a loft area and one bathroom, providing practical accommodation suitable for weekend use, holiday letting, or permanent residence.

The interior features an open-plan living area that connects to a compact kitchen space, designed for functional and low-maintenance living. The layout maximises the available 32 m², creating an efficient and comfortable environment.

A private patio area forms part of the unit, offering outdoor space to enjoy the surrounding mountain atmosphere that Clarens is known for. The sectional title setting provides a manageable and secure living environment within an established development.

The property is well suited to buyers seeking a smaller investment unit, a weekend retreat, or a convenient country base within walking distance of the town's amenities.



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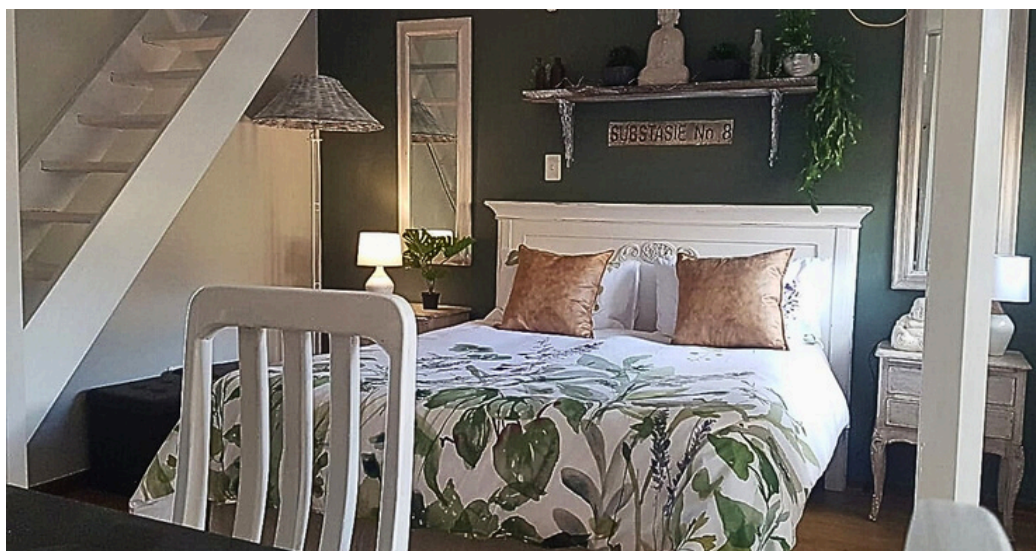
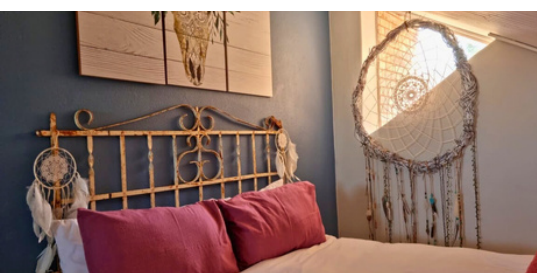
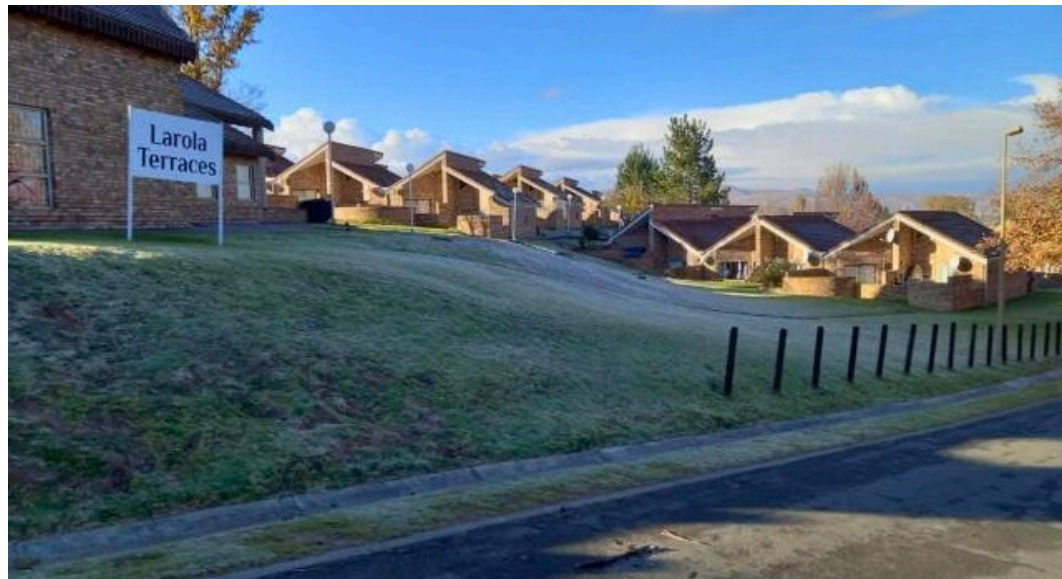


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Investment Highlights



Prime Clarens Location –

Situated within the sought-after Larola Terraces development, this property benefits from its position in one of the Free State's most established and consistently popular tourism destinations.



Holiday Letting Potential –

The unit's layout and size make it well suited for short-term holiday rentals, offering potential to capitalise on Clarens' steady weekend and seasonal visitor demand.



Low-Maintenance Ownership –

As a compact sectional title unit, the property offers simplified upkeep and manageable operational costs, making it an attractive option for both first-time and experienced investors.



Lock-Up-and-Go Convenience –

The secure and manageable nature of the unit provides flexibility for owners seeking a weekend retreat while retaining the option to generate rental income when not in personal use.



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End — **THANK YOU**

Thank you for considering these two unique opportunities in the heart of Clarens.

Whether you are seeking peaceful mountain living or a smart investment in a thriving tourism destination, we trust this information pack has provided clarity and insight.

Our team remains available to assist you with registration, compliance requirements, and any further enquiries ahead of the auction.

We look forward to seeing you on auction day.

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



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