

25 MARCH 2026



PARK VILLAGE AUCTIONS

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WEBCAST AUCTION

BUYERS — **INFORMATION PACK**

POTCHEFSTROOM, MIDSTREAM GP & BLOEMFONTEIN

Three Prime Properties. One National Webcast Auction.

- **Portion 10 of Erf 2641, 266 Walter Sisulu Avenue, Potchefstroom**
- **3 Adams Place, Midstream Estate Extension 52, Gauteng**
- **Section 11, Woodlands View, Erf 28349, Bloemfontein**



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C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300

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AUCTION DETAILS:

Park Village Auctions proudly presents a National Webcast Auction featuring three residential properties across Free State, Gauteng and North West — offering a diverse portfolio ranging from secure sectional title living to a luxury estate residence and a strategically positioned urban property with multi-use potential.

Whether you are seeking a secure duplex unit, a premier security estate home, or a centrally located residential property with additional accommodation and office capability, this auction delivers exceptional real estate opportunities across multiple provinces.

Auction Date: Wednesday, 25 March 2026

Time: 11:00

Format: Webcast Boardroom Auction

Venue: Park Village Auctions Bloemfontein, C/O R64 & Valencia Road

Viewing: By appointment only

Properties Included:

- **Potchefstroom – North West**
- **Midstream Estate – Gauteng**
- **Bloemfontein – Woodlands View**

Secure your opportunity at this exclusive national auction.



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AUCTION DETAILS

LOT 1

**266 WALTER SISULU AVENUE, POTCHEFSTROOM
PORTION 10 OF ERF 2641, POTCHEFSTROOM CENTRAL
NORTH WEST**

Registered Size: **1 043 m²**

LOT 2

**3 ADAMS PLACE, MIDSTREAM ESTATE, GAUTENG
ERF 4136, MIDSTREAM ESTATE EXTENSION 52
EKURHULENI**

Registered Size: **2 001 m²**

LOT 3

**SECTION 11, SS WOODLANDS VIEW, BLOEMFONTEIN
ERF 28349, BLOEMFONTEIN EXTENSION 166
FREE STATE**

Registered Size: **164 m² (Sectional Title Unit)**



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Central. Versatile. Accessible.



LOT AFR001

PORTION 10 OF ERF 2641, POTCHEFSTROOM CENTRAL

Better known as **266 Walter Sisulu Avenue, Potchefstroom**, North West Province

Registered Size: **1 043 m²** | Improvements: **± 320 m²** | Title Deed: **T808/2015**

Improvements and Features

This well-positioned residential property is situated along Walter Sisulu Avenue in Potchefstroom Central, offering strong exposure and convenient access to key amenities within the surrounding urban node. The property comprises a five-bedroom main dwelling supported by additional outbuildings, providing flexible accommodation suited to residential living, extended family use, or combined residential and office functionality.

The main residence includes two bathrooms, a study, and functional living areas arranged in a practical layout. Internal finishes reflect a neat residential standard, with tiled flooring and painted wall surfaces throughout. The kitchen is fitted and supported by two geysers (one currently operational), while prepaid electricity is installed for ease of management.

External improvements include a separate one-bedroom flatlet with its own bathroom, as well as a dedicated office building with bathroom facilities. These additional structures enhance the property's versatility and adaptability to a variety of uses. The yard area is predominantly paved with interlocking brick, allowing for low-maintenance exterior circulation and on-site parking.

The property is secured with steel boundary fencing and multiple access-controlled gates, including a motorised entrance gate. Its central positioning, flexible layout, and additional accommodation make it well suited to buyers seeking a strategically located residential property with adaptable use potential within the established Potchefstroom Central area.



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LOT AFR001

Accommodation & Layout Breakdown

Main Dwelling

- Five bedrooms
- Two bathrooms
- Study room
- Kitchen with PVC ceiling
- Functional living and circulation areas
- Two 150-litre geysers (one operational)
- Gas stove installed
- Prepaid electricity supply

External Structures

- One-bedroom flatlet with bathroom
- Separate office building with bathroom facilities
- Additional outbuildings providing storage or auxiliary space

Yard & Security

- Interlocking paved yard area (low-maintenance)
- Courtyard area with dual gate access
- Steel boundary fencing
- Two entrance gates, including one motorised gate
- Aluminium window frames fitted with Trellidor burglar bars



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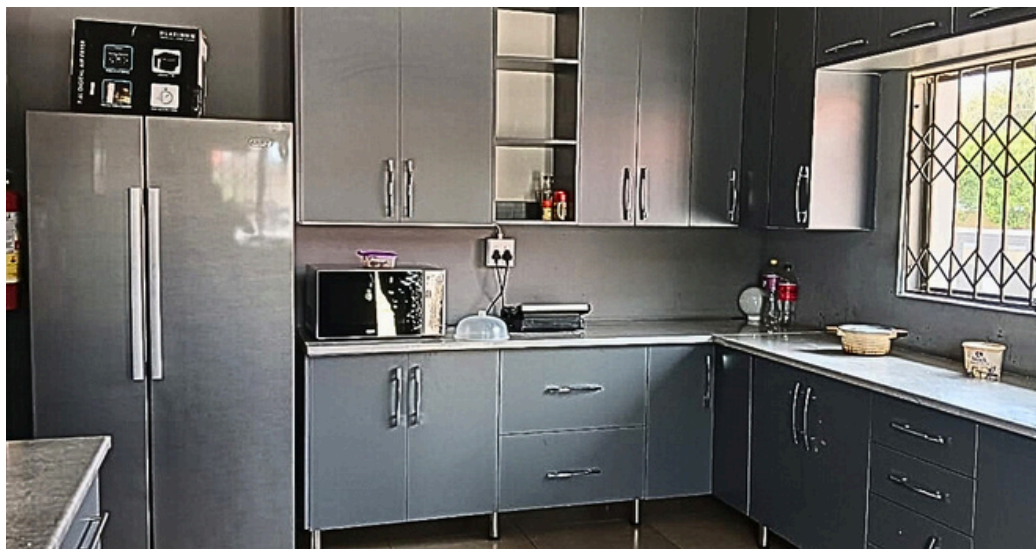
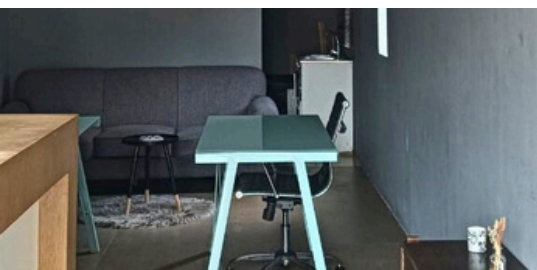
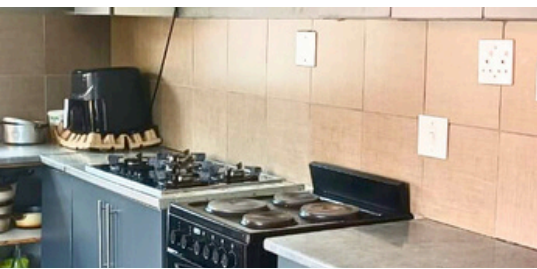


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Luxurious. Expansive. Estate-Living.



LOT AFR002

ERF 4136, MIDSTREAM ESTATE EXTENSION 52, EKURHULENI

Better known as **3 Adams Place, Midstream Estate, Gauteng**

Registered Extent: **2 001 m²** | Improvements: **± 720 m²** | Title Deed: **T36450/2015**

Improvements and Features

This well-positioned residential property is situated within the prestigious Midstream Estate, offering secure estate living within one of Gauteng's most established and sought-after residential environments. The property comprises a substantial luxury dwelling supported by additional accommodation, providing generous space suited to family living, entertaining, and flexible residential use.

The main residence includes five en-suite bedrooms, multiple formal and informal living areas, and a dedicated study or home office. The layout is designed for both comfort and entertainment, incorporating an entertainment lounge with bar area and a private cinema room. Contemporary interior finishes and well-defined living spaces enhance the overall functionality of the home.

The kitchen forms the central hub of the residence and is complemented by a separate scullery, with direct access to garages and outdoor areas. Outdoor improvements include a swimming pool and covered entertainment space, contributing to the property's lifestyle appeal within the estate setting.

Additional accommodation includes a separate guest suite or outbuilding positioned within the yard area, offering further flexibility for extended family or visitors. The property also benefits from two double garages, providing secure parking for four vehicles.

Situated on a generous stand within a secure, access-controlled estate environment, the property offers a combination of scale, privacy, and established estate infrastructure, making it well suited to buyers seeking premium residential living within Midstream Estate.



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LOT AFR002

Accommodation & Layout Breakdown

Main Dwelling

- Five bedrooms, all en-suite
- Two bedrooms located on the ground floor
- Main bedroom with en-suite bathroom and walk-in closet
- Multiple living and dining areas
- Separate formal lounge
- Open-plan kitchen, lounge and dining area
- Separate scullery with direct access to garages
- Study / home office
- Entertainment lounge with fitted bar
- Dedicated cinema / home theatre room

Additional Accommodation

- Separate guest suite / outbuilding
- Servant's quarters with shower and toilet

Garaging & Parking

- Two double garages (parking for four vehicles)
- Direct internal access to the residence

Outdoor & Lifestyle Features

- Swimming pool
- Covered outdoor braai and entertainment area
- Paved walkways and driveway
- Landscaped garden areas consistent with estate standards

Estate & Security

- Situated within secure, access-controlled Midstream Estate
- Estate-managed security infrastructure
- Controlled access points and perimeter security



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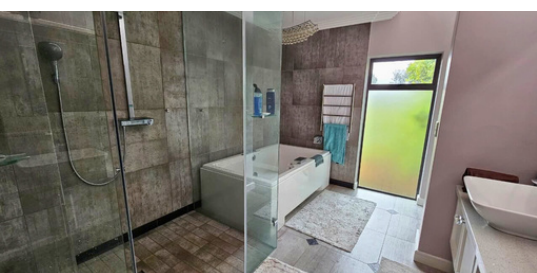
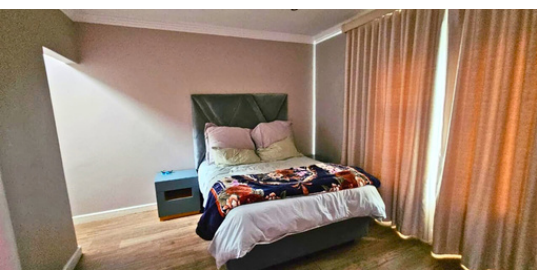


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LOT AFR003

SECTION 11, SS WOODLANDS VIEW (SCHEME NO. 417/2007)

Better known as **4 Blinkblaar Street, Bloemfontein** Ext 166, Free State

Registered Size: **164 m²** | Property Type: **Sectional Title Unit** | Title Deed: **ST618/2013**

Improvements and Features

This well-positioned duplex sectional title unit forms part of the secure Woodlands View complex in Bloemfontein Extension 166, offering practical and secure residential living within an established suburban node. The property comprises three bedrooms and two bathrooms, providing functional accommodation suited to family living or long-term investment purposes.

The layout is split over two levels, with living areas situated on the lower floor and bedrooms located upstairs. The upper level features laminated flooring throughout the bedrooms, built-in cupboards, and air-conditioning units fitted to selected rooms. The main bedroom includes a full en-suite bathroom, while a second full bathroom serves the remaining bedrooms.

The lower level offers tiled flooring throughout and includes a fitted kitchen equipped with a gas hob, oven and eye-level oven, as well as a separate scullery with double basin. A walk-in storage space beneath the staircase enhances practicality. The unit further benefits from an automated double garage and prepaid electricity installation.

As a sectional title unit, external areas form part of the common property of the scheme, providing secure, access-controlled living within a well-maintained complex environment. The duplex configuration, secure setting, and proximity to key amenities contribute positively to the overall functionality and appeal of the property.



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LOT AFR003

Accommodation & Layout Breakdown

Upper Level

- Three bedrooms with built-in cupboards
- Main bedroom with full en-suite bathroom
- Second full bathroom serving remaining bedrooms
- Laminated flooring throughout bedrooms
- Air-conditioning installed in two bedrooms
- Built-in linen cupboard
- Gypsum ceilings painted white
- Blinds fitted to all windows

Lower Level

- Open-plan living and dining area
- Tiled flooring throughout
- Fitted kitchen with gas hob, oven and eye-level oven
- Separate scullery with double basin
- Walk-in storage space beneath staircase
- Guest toilet (if confirmed in layout — otherwise omit)
- Direct internal access to automated double garage
- Prepaid electricity meter installed

Additional Features

- Automated double garage
- Secure access-controlled complex
- Aluminium window frames
- Wood external and garage doors



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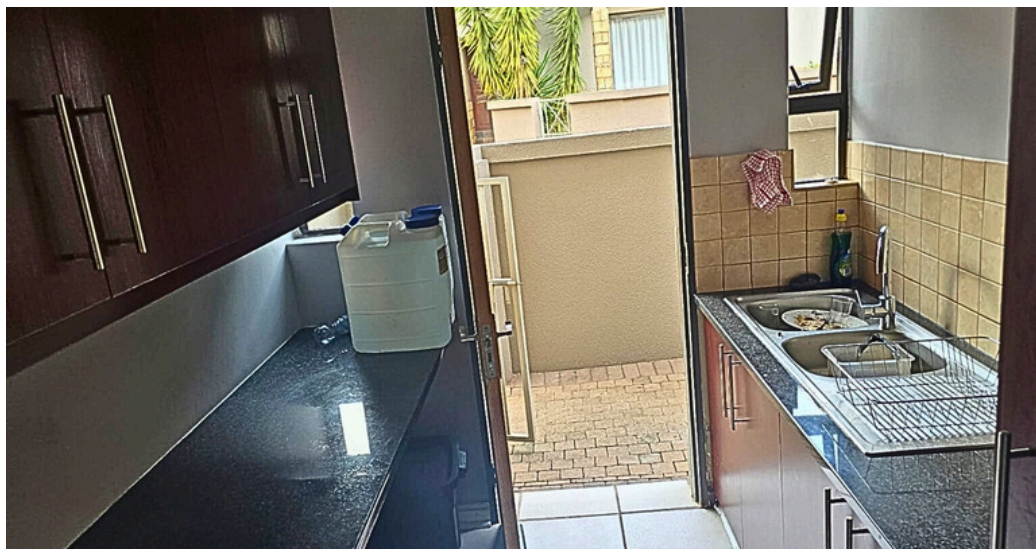
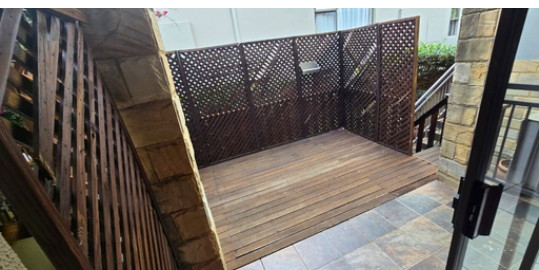
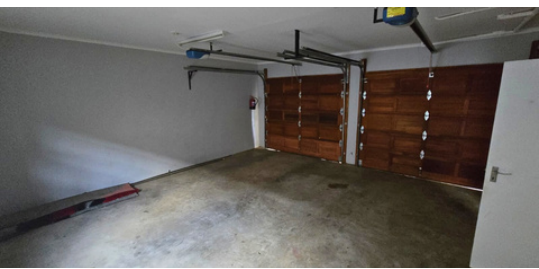
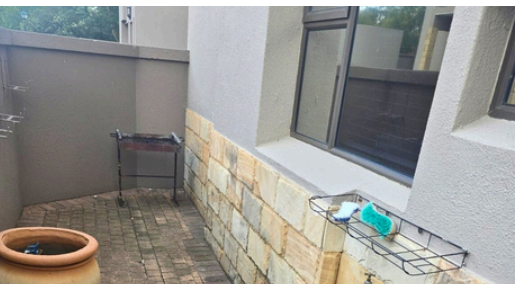
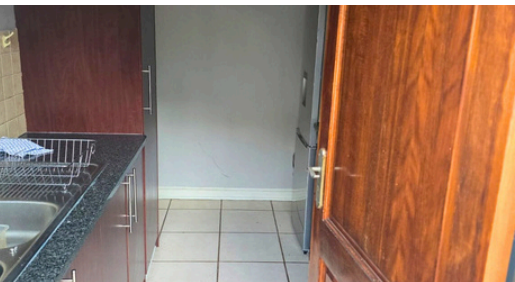


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Investment Highlights

Prime Estate Location –



Positioned within the highly sought-after Midstream Estate, known for its strong residential demand, established infrastructure and premium security environment.

Substantial Accommodation Offering –



Five en-suite bedrooms, multiple entertainment areas and a cinema room provide long-term flexibility and enduring appeal to upper-end buyers.

Secure Lifestyle Environment –



Access-controlled estate living with managed security infrastructure supports stable ownership and long-term residential desirability.

Versatile Residential Configuration –



The inclusion of a separate guest suite and multiple living zones enhances adaptability for extended family living or executive lifestyle use.



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Auction

End — **THANK YOU**

Thank you for your interest in this National Webcast Auction featuring three residential properties across Free State, Gauteng and North West.

We trust this information pack has provided clarity and insight into each opportunity. Should you require any additional documentation, property access arrangements, or assistance with registration, our team remains available to guide you through the process.

We look forward to welcoming you on auction day.

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



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