



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

WEB# 0000



FOR SALE

BUYERS — INFORMATION PACK ROODEWAL, BFN

Spacious Smallholding Family Home for sale

**93 Dreyer Avenue, Roodewal Small Holdings
Bloemfontein**

 www.parkvillageauctions.co.za

 C/O R64 & Valencia Road, Waterbron, BFN

Office: 051 430 2300

Juan Maree: 076 317 9955

Carla: 064 900 0287

 Carla@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



FOR SALE DETAILS:

Park Village proudly presents this spacious smallholding family residence in Roodewal, Bloemfontein — offering generous accommodation, established outdoor spaces, a flatlet, multiple outbuildings and the freedom of smallholding living within easy reach of the city.

Whether you are seeking a large family home, additional accommodation for guests or extended family, space for entertaining, or a well-equipped property with room to live, work and expand, this Roodewal smallholding offers flexibility, privacy and excellent features in an established agricultural holding area approximately 9 km from the Bloemfontein CBD.

PROPERTY ADDRESS:

93 Dreyer Avenue, Roodewal Small Holdings, Bloemfontein

VIEWING ARRANGEMENTS:

Viewing by appointment. Please contact Park Village to arrange access to the property.

Secure your opportunity in Roodewal



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300

Juan Maree: 076 317 9955

Carla: 064 900 0287

Carla@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



ERF DETAIL

**93 Dreyer Avenue, Roodewal Small Holdings,
Bloemfontein**

Property Description: **Plot 93, Roodewal Small
Holdings**

Registered Extent: **4.2827 ha**

**Improvements: Double-storey residential dwelling,
two-bedroom flatlet, outbuildings, swimming pool,
lapa, borehole, JoJo tanks and labourers' quarters**

Title Deed Number: **T3766/2021**



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300

Juan :076 317 9955

Carla: 064 900 0287

Carla@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

Spacious Smallholding Living

4.2827 ha

PLOT 93, ROODEWAL SMALL HOLDINGS

Better known as **93 Dreyer Avenue, Roodewal Small Holdings, BFN**

Registered Size: **4.2827 ha**

Main Dwelling

- Open-plan entry hall, lounge, dining room and kitchen
- Kitchen with marble countertops, ceramic sink and built-in cupboards
- Separate pantry with built-in cupboards and double stainless-steel sink
- Large additional room and storeroom
- Three bedrooms with built-in cupboards
- En-suite bathroom with shower, bath, basin and toilet
- Full bathroom with shower, bath and basin
- Separate toilet
- Upper level comprising open rooms and a large balcony
- Flooring includes a mix of vinyl, tile and wood
- Ceilings include a mix of PVC, concrete and wood



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300

Juan Maree: 076 317 9955

Carla: 064 900 0287

Carla@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

Spacious Smallholding Living

4.2827 ha

PLOT 93, ROODEWAL SMALL HOLDINGS

Better known as **93 Dreyer Avenue, Roodewal Small Holdings, BFN**

Registered Size: **4.2827 ha**

Additional Accommodation & Improvements

- Two-bedroom flatlet with bathroom and kitchenette
- Labourers' quarters with outside toilet
- Five outer buildings
- Borehole powered by solar panel
- Two JoJo tanks

Entertainment & Outdoor Features

- Swimming pool
- Lapa / entertainment area
- Outside bathrooms
- Neat, established garden with shrubs and lawn
- Paved driveway with two motorised gates
- Covered parking
- Fenced property with plastered and painted street-facing boundary



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300

Juan Maree: 076 317 9955

Carla: 064 900 0287

Carla@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

Spacious Smallholding Living



4.2827 ha

PLOT 93, ROODEWAL SMALL HOLDINGS

Better known as **93 Dreyer Avenue, Roodewal Small Holdings, BFN**

Registered Size: **4.2827 ha**

Improvements and Features

This well-positioned smallholding residence in Roodewal offers generous accommodation designed for comfortable family living, entertaining and flexible use. The property comprises a double-storey main dwelling with open-plan living areas, three bedrooms, a two-bedroom flatlet, multiple outbuildings and established outdoor improvements.

The layout of the main dwelling includes an open-plan entry hall, lounge, dining room and kitchen with marble countertops, ceramic sink and built-in cupboards. A separate pantry with built-in cupboards and double stainless-steel sink leads into a large additional room and storeroom. Bedroom accommodation includes three bedrooms with built-in cupboards, an en-suite bathroom, full bathroom and separate toilet. The upper level offers open rooms and a large balcony.

Outdoor and additional improvements enhance the property's appeal and include a swimming pool, lapa, outside bathrooms, neat established garden, labourers' quarters with outside toilet, five outer buildings, two Jojo tanks and a borehole powered by solar panel. The property also features a paved driveway with two motorised gates and is fenced, with the street-facing boundary plastered and painted.

Situated on a substantial 4.2827 ha smallholding, better known as 93 Dreyer Avenue, Roodewal Small Holdings, Bloemfontein, the property offers space, versatility and excellent lifestyle features within an established agricultural holding area approximately 9 km from the Bloemfontein CBD.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



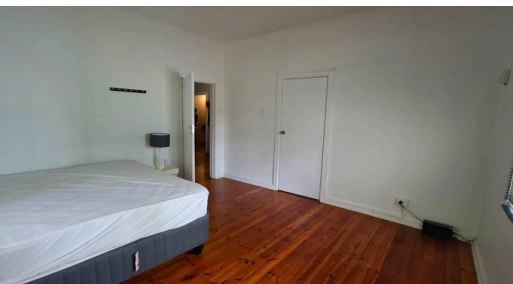
Office: 051 430 2300

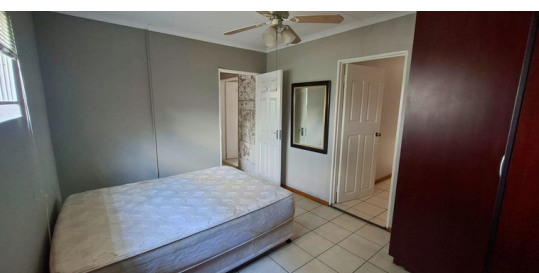
Juan Maree: 076 317 9955

Carla: 064 900 0287

Carla@parkvillage.co.za









PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

Investment Highlights

Established Smallholding Location –

Situated in Roodewal Small Holdings, Bloemfontein, this property offers spacious smallholding living within an established agricultural holding area, approximately 9 km from the Bloemfontein CBD.

Generous Family Accommodation –

The double-storey main dwelling offers generous living areas, including an entry hall, lounge, dining room and kitchen, together with three bedrooms with built-in cupboards, an en-suite bathroom, full bathroom, separate toilet, upper-level rooms and a large balcony.

Substantial Smallholding Size –

Set on a registered extent of 4.2827 ha, the property offers ample outdoor space, privacy and flexibility for family living, entertaining and practical smallholding use.

Versatile Living Configuration –

With a two-bedroom flatlet, five outer buildings, labourers' quarters, swimming pool, lapa, outside bathrooms, JoJo tanks and a solar-powered borehole, the property is well suited to larger households, extended family living, entertaining and a flexible smallholding lifestyle.



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300

Juan: 076 317 9955

Carla: 064900 0287

Carla@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



End **THANK YOU**

Thank you for your interest in this expansive smallholding family residence situated in Roodewal Small Holdings, Bloemfontein.

We trust this information pack has provided you with a clear understanding of the property's accommodation, improvements, outdoor features and overall smallholding appeal. Should you require any additional information, documentation, or assistance, our team remains available to guide you through the process.

We look forward to assisting you with this exceptional smallholding opportunity.

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



www.parkvillageauctions.co.za



C/O R64 & Valencia Road, Waterbron, BFN



Office: 051 430 2300

Juan Maree: 076 317 9955

Carla: 064 900 0287

Carla@parkvillage.co.za