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| **Onsite Property Auction****65 Cradock Str, George South****Tuesday, 7 December 2021 @ 12:00 noon** |

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| **Prop Description: Erf 3331, George South, George** |
| **Size of stand:** | 1 012m² |
| **Floor area:**  | ±210m² |

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| **Municipal Information:** |
| Rates & Taxes | ±R2 017, 56/month |

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| **Location:** |
| The property is located at 65 Cradock Str, George South.  |

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| **Improvements:** |
| The dwelling consists of the following:* 3 Bedrooms
* 1 Full bathroom
* Separate toilet with basin
* Large kitchen with dining area
* Lounge with fireplace
* Lean-to with braai/bar counter area
* Swimming pool
* Single freestanding garage with storeroom/staff room
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| **Please note:** Subdivision opportunity. |

Viewing:

* Wednesday, 1 December from 12:00 - 14:00
* Monday, 6 December from 12:00 - 14:00
* Strictly by appointment only

Note: The information on this brochure is subject to amendments up until the date of the auction.

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| **Summary of Conditions of Sale** |
| **The Highest bidder / purchaser shall be bound to the following conditions of sale:** |
| * 10% Deposit payable into the auctioneer’s trust account on day of auction.
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| * 6% + VAT buyer’s commission payable on the day of the auction.
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| * The purchaser shall within 30 days of acceptance of this offer furnish the Seller’s Conveyancers with an acceptable guarantee for payment of the balance of the purchase price.
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| * Transfer duty is payable. (R0 – R1m no transfer duty).
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| * The Purchaser pays costs in respect of giving and taking of Transfer (Seller will appoint conveyancer).
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| * No arrears payable by the Purchaser.
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| * Occupation against registration of transfer, alternatively on delivery of guarantees.
* Occupational rent: R6 000/month plus full municipal account.
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| * The electricity certificate (COC) and borer beetle certificates will be for the SELLERS account.
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| * The conveyancer is irrevocably authorised to settle any arrears from the deposit held by the auctioneers in terms of clause 4.1 of the conditions of sale.
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| * Sale is subject to vacant occupation on date of occupation.
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| * The sale is subject to a confirmation period of 10 days expiring on Friday, 17 December 2021 @ 12:00 noon. The confirmation period includes a period for higher offers of 7 days ending on Tuesday, 14 December 2021 @12:00 noon. The seller will accept / decline the offer by 17 December 2021 @12:00. The seller reserves the right to accept or decline the auction offer on the day of the auction or at any point in time during the confirmation period.
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| * The highest bidder is held bound by his bid until 12:00 noon on 17 December 2021.
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| * This property is being sold with reserve, subject to confirmation by the seller.
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| * The property is purchased and sold “voetstoots” and the seller shall not be liable for any defects, patent, latent or otherwise in the property nor for any damage occasioned to or suffered by the purchaser by reason of such defect. The Purchaser confirms that he or she has effected the necessary enquiries with local authority regarding compliance or non-compliance of improvements located on the property in respect of statutory requirements.
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| * No movable assets are included in the sale.
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| * The auctioneer or his agent shall be entitled to bid up to the reserve price, but not exceeding the reserve, at the auction on behalf of the seller or as proxy for a registered bidder.
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| **Registration requirements:*** FICA documents (ID & proof of residential address).
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| **Viewing:** 1 & 6 December from 12:00 – 14:00  |
| **ENQUIRIES: 066 247 1374**  | **AUCTIONEER: Frederick Bekker** |

**Note:** The above conditions may be amended up until the date of the auction.

**Note:** Should you have enquiries on how to sell your property or movable assets on auction. Kindly contact Frederick Bekker @ 066 247 1374 or fred@bekkergroup.co.za

Thank you for attending our auction.