



BEKKER
AUCTIONEERS
PROPERTIES | MOVABLES | VALUERS

Onsite & Online Property Auction
3 & 5 Garcia Str, Bo-dorp, Beaufort West
Historic duplex dwellings
Thursday, 21 September 2023 @ 12:00

Duly authorised in terms of a sole mandate by the Executrix of Estate Late MEM van der Merwe.



Prop Description: Erven 118, 120, 121 & 122, Beaufort West

Total size of 4 erven:

±653m² (cadastral)
±844m² (registered)

Size underroof:

±340m²



Municipal Information:

Municipal Account:	±R2 483,80/month
Zoning:	Residential
Electricity:	Prepaid
Water:	Municipal

Important Information:

Property consists of four (4) separate stands, which are improved with two (2) duplex dwellings. The properties will be sold as one unit.

Improvements:

3 Garcia Street dwelling:

- 4 Bedrooms
- 1 Bathroom (bath & basin, with separate toilet)
- Dining room
- Kitchen
- Lean-to (communal with unit 5)
- Under roof veranda

5 Garcia street dwelling:

- 2 Bedrooms
- 1 Bathroom (full)
- Living area
- Kitchen
- Pantry/store room
- Lean-to (communal with unit 3)
- Under roof veranda

The dwellings are duplex units with separate entrances.

NB: Please note that the improvements on the properties are historic buildings, older than 60 years.



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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 by the fall of the hammer.
- 7% + VAT buyers commission payable to the auctioneer on the day of the auction.
- 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 or in cash to the conveyancer's trust account.
- Transfer duty payable.
- The sale is NOT SUBJECT to any suspensive conditions. (Have to be a cash buyer)
- All costs in respect of giving and taking of Transfer (Seller will appoint conveyancer).
- No arrears payable by the Purchaser.
- Option for occupation against registration of transfer or occupation at R6000 no VAT/month, plus water & electricity. Occupation will only be granted on delivery of guarantee or payment of full purchase price.
- The PURCHASER shall at his own cost obtain all certificates as may be required to affect registration of transfer. Example: COS, beetle etc.
- Period for higher offers ends on Thursday, 28 September 2023 @ 12:00 noon. The seller will accept / decline the offer by Tuesday, 3 October 2023 @12:00 noon. The seller reserves the right to accept or decline the offer at any point in time during this period.
- The highest bidder is held bound by his bid until 12:00 noon on Tuesday, 3 October 2023.
- This property is being sold subject to confirmation by the seller (executrix).
- 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.
- The auctioneer or his agent shall be entitled to bid up at the auction on behalf of the seller or as proxy for a registered bidder.
- **NB:** Please note that the improvements on the properties are historic buildings, older than 60 years.

Viewing:

- Mondays, 11 & 18 September from 12:00-14:00

Registration requirements:

- Onsite & online bidders: FICA documents (ID & proof of residential address)
- Telephone bidders: pre-register & FICA documents.

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.

Frederick Bekker

(Professional Auctioneer, Professional Property Valuer, Sworn Appraiser)