



**BEKKER**  
**GROUP**  
AUCTIONS | PROPERTIES | VALUERS

**Insolvent  
Estate**

**14 APRIL  
@ 11:00**



**66 HARRIS STREET  
TERGNIET, MOSSEL BAY**

**ON AUCTION**



Live Onsite Auction  
Tuesday, 14 April 2026 @ 11:00

**FAMILY HOME WITH SEA VIEW**

066 247 1374  
fred@bekkergroup.co.za



This home provides ample space for family living and boasts undisturbed ocean views from its prime location in the second row from the sea on a sand dune. With some thoughtful renovations, this property can be transformed into a magnificent coastal haven, seamlessly blending modern comfort with breathtaking natural beauty.

Tergniet is increasingly becoming a sought-after location for permanent residents, offering a serene lifestyle just a short drive from essential amenities.

## LOCATION

- ± 7km from Great Brak River
- ± 11km from closest Garden Walk shopping centre
- ± 25km from Mossel Bay
- ± 36km from Laerskool Hartenbos

## MUNICIPAL INFORMATION

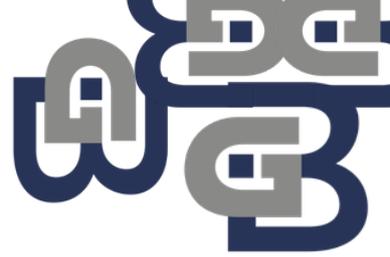
- **Latest Municipal Account:** TBC
- **Zoning:** Residential
- **Water Source:** Municipal
- **Electricity:** Municipal (prepaid meter)

## TITLE DEED

### Erf 78

- **Address:** 66 Harris Street, Tergniet, Mossel Bay, 6525
- **Held By Deed Of Transfer:** T61810/2017
- **Erf Size:** 502m<sup>2</sup>

# PROPERTY DESCRIPTION



## Improvements:

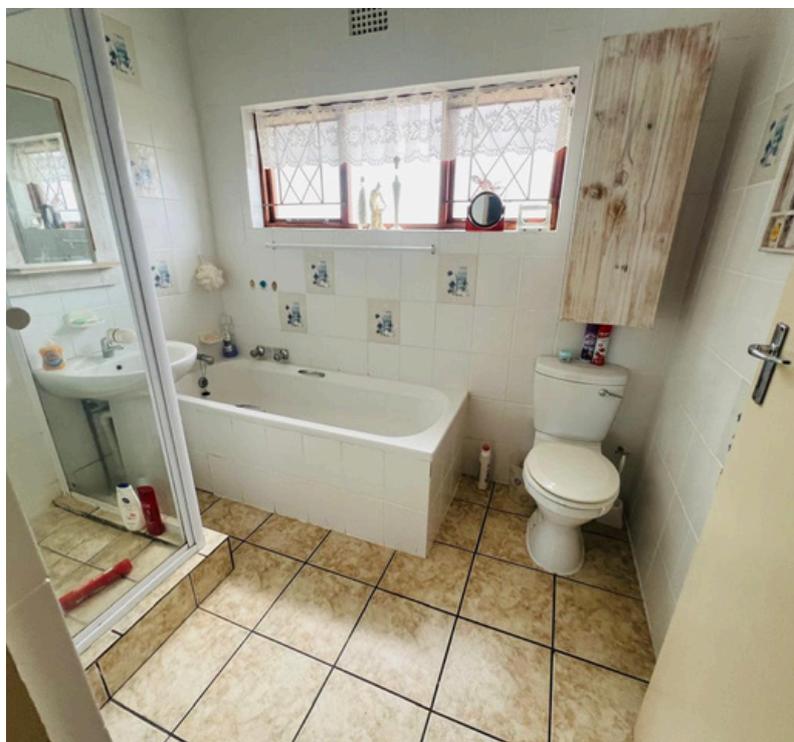
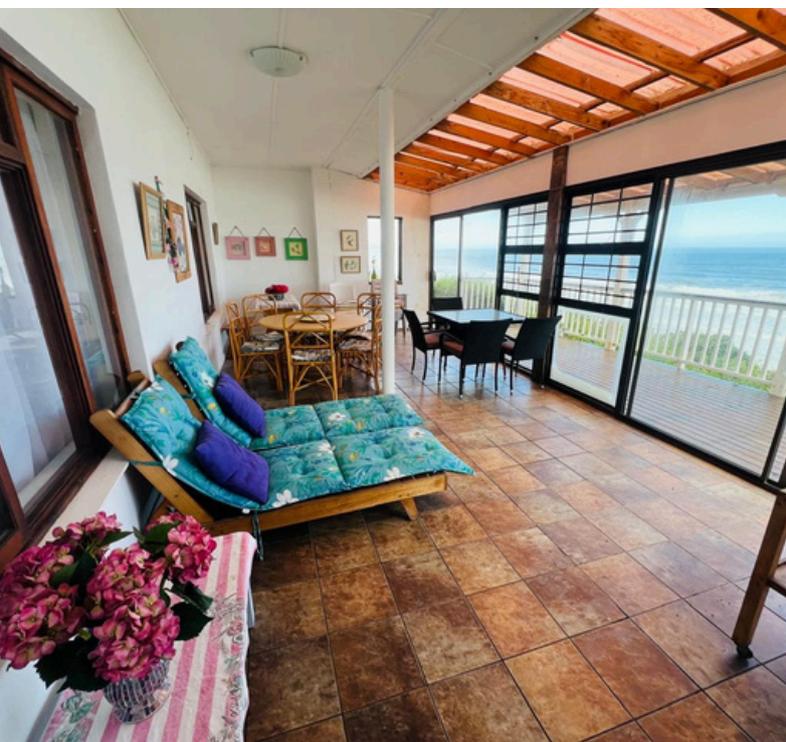
- 3 Bedrooms
- 2 Bathrooms
- Lounge
- Kitchen with scullery
- Laundry room
- Under roof stoep
- Double garage (safety hazard) with separate bathroom
- Paved drive way
- Enclosed with vibracrete and clear view fence



**502m<sup>2</sup>**



**± 230m<sup>2</sup> under-roof**



# 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 within 24 hours after the fall of the hammer.
- 5% + VAT buyer commission payable to the auctioneer within 24 hours after the fall of the hammer.
- Transfer duty payable on purchase price. No transfer duty payable up to R1.210 million.
- 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.
- The sale is NOT SUBJECT to any suspensive conditions.
- All costs in respect of giving and taking of Transfer (Seller will appoint conveyancer).
- No arrear municipal rates & taxes payable by the Purchaser.
- The SELLER shall at his own cost obtain the COC's in respect of electrical and gas installations.
- The period for higher offers ends on Tuesday, 21 April 2026 @ 17:00. The seller will accept/decline the highest offer by Wednesday, 22 April 2026 @ 17:00.
- 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 17:00 on Wednesday, 22 April 2026.
- This property is being sold subject to confirmation by the seller.
- Occupation upon registration or of transfer.
- The property is purchased and sold "voetstoots" as is 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 affected the necessary enquiries with the local authority regarding compliance or noncompliance of improvements located on the property in respect of statutory requirements.
- The auctioneer or his agent shall be entitled to bid up to the reserve price but not matching or exceeding the reserve at the auction on behalf of the seller or as a proxy for a registered bidder.

## VIEWING:

- 6 & 13 April from 11:00 - 12:00
- Call the auctioneer, Frederick Bekker, on 066 247 1374 / 044 050 0018.

## REGISTRATION REQUIREMENTS:

- Onsite Bidders: FICA documents (ID & proof of residential address).
- Telephone Bidders (via request only): R7,000 refundable registration deposit & FICA documents.

**Please Note: The above information and conditions is subject to amendments up until the date of the auction.**

**Frederick Bekker**

**(Professional Auctioneer, Professional Property Valuer & Sworn Appraiser)**

# TRANSFER DUTY & COST TABLE



DYKES VAN HEERDEN  
ATTORNEYS AND CONVEYANCERS

**DYKES VAN HEERDEN**  
Attorneys, Conveyancers & Notaries

EFFECTIVE 1 AUGUST 2025

TRANSFER COSTS							BOND COSTS				
Purchase Price / Bond Amount	Attorney Fee	Postage & Petties	VAT	Deeds Office Fee	Transfer Duty	Total	Attorney Fee	Postage & Petties	VAT	Deeds Office Fee	Total
60 000	6 640	2 000	1 296	50	0	9 986	6 640	2 000	1 296	561	10 497
70 000	6 640	2 000	1 296	50	0	9 986	6 640	2 000	1 296	561	10 497
80 000	6 640	2 000	1 296	50	0	9 986	6 640	2 000	1 296	561	10 497
90 000	6 640	2 000	1 296	50	0	9 986	6 640	2 000	1 296	561	10 497
100 000	6 640	2 000	1 296	50	0	9 986	6 640	2 000	1 296	561	10 497
150 000	7 700	2 000	1 455	114	0	11 269	7 700	2 000	1 455	561	11 716
200 000	8 760	2 000	1 614	114	0	12 488	8 760	2 000	1 614	727	13 101
250 000	9 820	2 000	1 773	727	0	14 320	9 820	2 000	1 773	727	14 320
300 000	10 880	2 000	1 932	727	0	15 539	10 880	2 000	1 932	727	15 539
350 000	11 940	2 000	2 091	906	0	16 937	11 940	2 000	2 091	906	16 937
400 000	13 000	2 000	2 250	906	0	18 156	13 000	2 000	2 250	906	18 156
450 000	14 060	2 000	2 409	906	0	19 375	14 060	2 000	2 409	906	19 375
500 000	15 120	2 000	2 568	906	0	20 594	15 120	2 000	2 568	906	20 594
550 000	17 170	2 000	2 876	906	0	22 952	17 170	2 000	2 876	906	22 952
600 000	17 170	2 000	2 876	906	0	22 952	17 170	2 000	2 876	906	22 952
650 000	19 220	2 000	3 183	1 275	0	25 678	19 220	2 000	3 183	1 275	25 678
700 000	19 220	2 000	3 183	1 275	0	25 678	19 220	2 000	3 183	1 275	25 678
750 000	21 270	2 000	3 491	1 275	0	28 036	21 270	2 000	3 491	1 275	28 036
800 000	21 270	2 000	3 491	1 275	0	28 036	21 270	2 000	3 491	1 275	28 036
850 000	23 320	2 000	3 798	1 464	0	30 582	23 320	2 000	3 798	1 464	30 582
900 000	23 320	2 000	3 798	1 464	0	30 582	23 320	2 000	3 798	1 464	30 582
1 000 000	25 370	2 000	4 106	1 464	0	32 940	25 370	2 000	4 106	1 464	32 940
1 100 000	27 420	2 000	4 413	1 646	0	35 479	27 420	2 000	4 413	1 646	35 479
1 210 000	29 470	2 000	4 721	1 646	0	37 837	29 470	2 000	4 721	1 646	37 837
1 300 000	29 470	2 000	4 721	1 646	2 700	40 537	29 470	2 000	4 721	1 646	37 837
1 400 000	29 470	2 000	4 721	1 646	5 700	43 537	29 470	2 000	4 721	1 646	37 837
1 500 000	31 520	2 000	5 028	1 646	8 700	48 894	31 520	2 000	5 028	1 646	40 194
1 600 000	31 520	2 000	5 028	1 646	11 700	51 894	31 520	2 000	5 028	1 646	40 194
1 663 800	33 570	2 000	5 336	1 646	13 614	56 166	33 570	2 000	5 336	1 646	42 552
1 800 000	33 570	2 000	5 336	1 646	21 786	64 338	33 570	2 000	5 336	1 646	42 552
1 900 000	35 620	2 000	5 643	1 646	27 786	72 695	35 620	2 000	5 643	1 646	44 909
2 000 000	35 620	2 000	5 643	1 646	33 786	78 695	35 620	2 000	5 643	1 646	44 909
2 100 000	37 670	2 000	5 951	2 281	39 786	87 688	37 670	2 000	5 951	2 281	47 902
2 200 000	37 670	2 000	5 951	2 281	45 786	93 688	37 670	2 000	5 951	2 281	47 902
2 329 300	39 720	2 000	6 258	2 281	53 544	103 803	39 720	2 000	6 258	2 281	50 259
2 400 000	39 720	2 000	6 258	2 281	59 200	109 459	39 720	2 000	6 258	2 281	50 259
2 500 000	41 770	2 000	6 566	2 281	67 200	119 817	41 770	2 000	6 566	2 281	52 617
2 550 000	41 770	2 000	6 566	2 281	71 200	123 817	41 770	2 000	6 566	2 281	52 617
2 600 000	41 770	2 000	6 566	2 281	75 200	127 817	41 770	2 000	6 566	2 281	52 617
2 700 000	43 820	2 000	6 873	2 281	83 200	138 174	43 820	2 000	6 873	2 281	54 974
2 800 000	43 820	2 000	6 873	2 281	91 200	146 174	43 820	2 000	6 873	2 281	54 974
2 900 000	45 870	2 000	7 181	2 281	99 200	156 532	45 870	2 000	7 181	2 281	57 332
2 994 800	45 870	2 000	7 181	2 281	106 784	164 116	45 870	2 000	7 181	2 281	57 332
3 100 000	47 920	2 000	7 488	2 281	118 356	178 045	47 920	2 000	7 488	2 281	59 689
3 200 000	47 920	2 000	7 488	2 281	129 356	189 045	47 920	2 000	7 488	2 281	59 689
3 300 000	49 970	2 000	7 796	2 281	140 356	202 403	49 970	2 000	7 796	2 281	62 047
3 400 000	49 970	2 000	7 796	2 281	151 356	213 403	49 970	2 000	7 796	2 281	62 047
3 500 000	52 020	2 000	8 103	2 281	162 356	226 760	52 020	2 000	8 103	2 281	64 404
3 600 000	52 020	2 000	8 103	2 281	173 356	237 760	52 020	2 000	8 103	2 281	64 404
3 700 000	54 070	2 000	8 411	2 281	184 356	251 118	54 070	2 000	8 411	2 281	66 762
3 800 000	54 070	2 000	8 411	2 281	195 356	262 118	54 070	2 000	8 411	2 281	66 762
3 900 000	56 120	2 000	8 718	2 281	206 356	275 475	56 120	2 000	8 718	2 281	69 119
4 000 000	56 120	2 000	8 718	2 281	217 356	286 475	56 120	2 000	8 718	2 281	69 119
4 100 000	58 170	2 000	9 026	2 767	228 356	300 319	58 170	2 000	9 026	2 767	71 963
4 200 000	58 170	2 000	9 026	2 767	239 356	311 319	58 170	2 000	9 026	2 767	71 963
4 300 000	60 220	2 000	9 333	2 767	250 356	324 676	60 220	2 000	9 333	2 767	74 320
4 400 000	60 220	2 000	9 333	2 767	261 356	335 676	60 220	2 000	9 333	2 767	74 320
4 500 000	62 270	2 000	9 641	2 767	272 356	349 034	62 270	2 000	9 641	2 767	76 678
4 600 000	62 270	2 000	9 641	2 767	283 356	360 034	62 270	2 000	9 641	2 767	76 678

LOUIS SLABBERT - 082 498 6994 - louis@dvh.law.za