



BEKKER
GROUP
AUCTIONS | PROPERTIES | VALUERS

**Deceased
Estate**

**17 SEPT
@ 11:00**



**67 MITCHELL STREET
GEORGE SOUTH, GEORGE**

ON AUCTION



Live Onsite Auction
Thursday, 17 September 2026 @ 11:00

Viewing Days:

- Thursday, 10 September from 12:00 – 13:00
- Saturday, 12 September from 10:00 – 11:00
- Wednesday, 16 September from 12:00 – 13:00

066 247 1374
fred@bekkergroup.co.za



This move-in-ready George South property offers exceptional versatility for modern family living or lucrative rental generation. The light-filled residence boasts 3 bedrooms, 3 bathrooms, a dedicated home office, a cozy loft space, and an impressive entertainment room equipped with two built-in braais. Complete with a self-contained flatlet, the property's adaptable layout provides flexible options to easily divide the space and generate multiple rental income streams. Positioned within walking distance of top schools and primary amenities, this repainted, fully enclosed home presents an unmatched, value-packed canvas just waiting for your personal touch.

LOCATION

- ± 6km from Graden Route Mall
- ± 1km from closest shopping centre
- ± 0.4km from Laerskool George-Suid
- ± 1.4km from Hoërskool Outeniqua

MUNICIPAL INFORMATION

- **Latest Municipal Account:** R2,235 per month
- **Zoning:** Residential
- **Water Source:** Municipal (Metered)
- **Electricity:** Municipal (Metered)

TITLE DEED

Erf 2420

- **Address:** 67 Mitchell Street, George South, George, 6529
- **Held By Deed Of Transfer:** T28448/2023
- **Erf Size:** 862m²

PROPERTY DESCRIPTION



Improvements:

- 3 Bedrooms
- 3 Bathrooms
- 2 Lounges
- Dining room
- Kitchen equipped with gas & induction stove and two built-in ovens
- Scullery
- Office
- Entertainment room with 2 built-in braais (on plan)
- Loft (can be used as a bedroom, office, or lounge)
- Potential home theatre / sound room
- Flatlet with kitchenette and bathroom
- Two air conditioners
- 2 under-roof parking bays
- Carport shade for 2 cars (newly installed after storm)
- Paved driveway
- Entrance porch
- Enclosed with palisade fence and motorised security gate
- Garden shed & water tank (2,500 L)
- Courtyard
- Freestanding outdoor toilet
- The house was repainted in 2025
- Backup inverter for lights and a few plugs



862m²



± 440m² Total Building *See building plans on pages 8-11*



50% coverage





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.
- 7% + 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, gas installations and borer beetle certificates.
- The period for higher offers ends on Thursday, 24 September 2026 @ 17:00. The seller will accept/decline the highest offer by Monday, 27 September 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 Monday, 27 September 2026.
- This property is being sold subject to confirmation by the seller.
- Occupation upon registration of transfer or earlier negotiated.
- 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.

REGISTRATION REQUIREMENTS:

- Onsite Bidders: FICA documents (ID & proof of residential address).
- Telephone Bidders (via request only): R10,000 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



VAT No. 4630193664
P.O. Box 19, George, 6530
71 York Street, Dorek's Drift, George, 6529
Phone: (046) 801-9111
Email: accounts@george.gov.za

George Municipality Tax Invoice

Statement Date	2026-07-28
Tax Invoice Number	202607/000000024642
Old Account Code	15024200109
Account Number	000000024642
Receipts Posted up to	2026-07-28
Guarantee/Deposit	R 0.00
Property Physical Address	67 Mitchell Street
SG Number	C027/0002/00002420/00000
Market Value	R 2 110 000
Stand Size	862 m²
Account Type	Owner / Occupier
Client VAT Number	

67 Mitchellstraat
George
6529

SAVE WATER | SPAAR WATER | YONGA AMANZI

Services	Opening Balance	Receipts	Billed Amount	Billed VAT	Interest	Journals	Closing Balance
Electricity Basic	R 346.43	-R 346.43	R 324.98	R 48.75	R 0.00	-R 373.73	R 0.00
Electricity Metered	R 1 170.26	-R 1 170.26	R 1 574.32	R 236.15	R 0.00	-R 1 810.47	R 0.00
Property Rates	R 1 024.29	-R 1 024.29	R 1 062.19	R 0.00	R 0.00	-R 1 062.19	R 0.00
Sanitation Basic	R 381.14	-R 381.14	R 343.69	R 51.55	R 0.00	-R 395.24	R 0.00
Waste Disposal	R 382.48	-R 382.48	R 344.89	R 51.73	R 0.00	-R 396.62	R 0.00
Water Basic	R 179.76	-R 179.76	R 162.09	R 24.31	R 0.00	-R 186.40	R 0.00
Water Metered	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00
Advance Payment	R 0.00	-R 16 515.64	R 0.00	R 0.00	R 0.00	R 3 054.39	-R 13 461.25
Total	R 3 484.36	-R 20 000.00	R 3 812.16	R 412.49	R 0.00	-R 1 170.26	-R 13 461.25

	Current	30 Days	60 Days	90 Days	120 Days	150 Days	180 Days	180+ Days
Total	-R 13 461.25	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00

Remaining Capital Amount	Intalment Amount	Remaining Period
R 0.00	R 0.00	

Amount Excl VAT Due	VAT Due	Total Amount Incl VAT Due	Due Date
-R 13 461.24	-R 0.01	-R 13 461.25	2026-08-21

Water Details:

Type	Meter Number	Previous Reading	New Reading	Consumption	Reading Days
Water	24195225	169	172	3	30

Type	Previous Reading Date	New Reading Date	Factor	Reading Type
Water	01/06/2026	01/07/2026	1	Actual

Charge Type	Quantity	Interval	Tariff Rate	Amount Billed	VAT Billed	Total Billed
Basic Fixed	1.00	1	R 156.31	R 156.31	R 23.45	R 179.76
Consumption	3.00	0-6	R 22.06	R 66.18	R 9.93	R 76.11
Free Units	3.00	0-6	R 22.06	-R 66.18	-R 9.93	-R 76.11

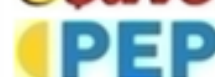
Water Consumption/Verbruik(kl)



Electricity Details:

Type	Tariff	Meter Number	Meter Connection Size
Metered	1504	A181037044	30 Amps

Payment Details



Bank: First National Bank
Account Number: 62869623150
Branch Code: 250655
VAT No: 4630193664
Swift Code: FIRNZAJJ
Type: Cheque
Ref. Nr: GRG24642



Proof of payments to: payments@george.gov.za
Queries to: accounts@george.gov.za







