

Tuesday, 15 September @ 11h00

Lot 01 - CLUBVIEW, CENTURION - BP PROPERTY & FUEL STATION



Additional Info: ERF Size: 2 508m² | Gross Rental Income: ±R3.6m p.a. -----> Features: Fully let retail. Pumping ±210 000 litres p.m. Shop turnover ±R400k p.m. New long-term leases. Tenants include Vida e Cafe and Kauai.

Address: 212 End Avenue, Clubview, Centurion

Contact: LAEL LEVY 073 384 7714
LaelL@aucor.com

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Lot 02 - ALRODE - MASSIVE LOGISTICS & INDUSTRIAL PROPERTY



Additional Info: ERF Size: ±16 000m² -----> Features: Industrial site with ±5 000m² warehouse & offices. Workshop with service pits - ideal for logistics and transport operations. Existing tenants provide a strong rental income. Excellent access to major highways and key transport routes.

Address: 16 Bosworth Street, Alrode, Alberton

Contact: BARRETT SMITH 067 336 0449 | barrett@aucor.com

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Lot 03 - FOURWAYS - WINNIE MANDELA DRIVE DEVELOPMENT OPPORTUNITY



Additional Info: ERF Size: 2 501m2 -----> Features: Sought-after node. Access to major arterial routes. Currently being used as a day spa/beauty salon. Occupancy: Vacant on transfer. Double garage.

Address: 25 Weaver Street, Fourways

Contact: HANNAH STEVENAERT
076 873 5993 |

hannah@aucor.com

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Lot 04 - SEA POINT, CAPE TOWN - HIGH STREET RETAIL/MEDICAL SUITES



Additional Info: GLA: ±180m2 | Zoning: General Business 5 | Gross Income: ±R1.275m p.a.

-----> Features: Located in one of the most exclusive residential trading nodes in the country. Perfectly positioned between Clicks & Woolworths. Established medical tenancy income. Extremely high residential density.

Address: 2 Main Road, Sea Point, Cape Town

Contact: CRAIG SHELDON 082 565 6762 | craig@aucor.com

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Lot 05 - ALIWAL NORTH, EASTERN CAPE - NATIONAL TENANTED HIGH STREET RETAIL



Additional Info: ERF Size: 4 248m² | GLA: ±2 738m² | Gross Income: ±R3.391m p.a. p.a.
-----> Features: Multi-tenanted. National tenants include: Capitec, Mr Price, Studio 88 and Sheet Street. Fully let with long-term leases. High visibility & exposure on main road. Busy retail node with high foot traffic.
Address: Cnr Somerset & Barkly Street, Aliwal North, Eastern Cape
Contact: HUGO JANSSENS 072 052 3582 hugo@aucor.com
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Copy the link below and paste it into your internet browser to visit the Aucor Property website, where you can download the Bidders Pack and view full auction details and rules: <https://www.aucorproperty.co.za/properties/detail/aliwal-north-national-tenanted-high-street-retail>

Lot 06 - ALIWAL NORTH, EASTERN CAPE - HIGH STREET RETAIL



Additional Info: ERF Size: 845m² | GLA: ±772m² | Gross Income: ±R1.350m p.a. -----> Features: Strong long-term lease in place with national tenant Jet Clothing. High visibility & exposure on main road. Busy retail node with high foot traffic.
Address: 18 Somerset Street, Aliwal North, Eastern Cape
Contact: HUGO JANSSENS 072 052 3582 hugo@aucor.com
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Lot 07 - VENTERSBURG, FREE STATE - USAVE CENTRE



Additional Info: ERF Size: 3 610m² | GBA: ±1 310m² | Gross Income: ±R540k p.a.
-----> Features: USave lease. New paved parking. 5 tenants & 7 shops.
Address: 1 Cachet Street, Ventersburg, Free State
Contact: CHAD FRIEDMAN 082 303 8023 chad@aucor.com
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Lot 08 - PRETORIA GARDENS - HIGH-EXPOSURE RETAIL INVESTMENT



Additional Info: ERF Size: 3 750m² | GLA: ±1 202m²
-----> Features: Investment opportunity. 7 retail line shops. ±229m² of upside. Located in a busy node.
Address: 387 van der Hoff Road, Pretoria Gardens
Contact: DARREN COHEN 082 931 1309 darren@aucor.com
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Lot 09 - HUMANSDORP, EASTERN CAPE - HIGH STREET RETAIL INVESTMENT



Additional Info: ERF Size: 2 221m² | GLA: ±1 422m² | Gross Income: ±R1.94m p.a.

-----> **Features:** Multi-tenanted with national tenant. High visibility and exposure on main road. Busy retail node with high foot traffic.

Address: 28 Main Street, Humansdorp, Eastern Cape

Contact: JONATHAN MUNRO 060 525 1595 | jon@aucor.com

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Lot 010 - KIRKWOOD, EASTERN CAPE - HIGH STREET RETAIL



Additional Info: ERF Size: 475m² | GLA: ±340m² | Gross Income: ±R580k p.a. ----->

Features: Long-term lease. National anchor tenant: Studio 88. High visibility & exposure on main road.

Address: 13 Main Road, Kirkwood, Eastern Cape

Contact: JONATHAN MUNRO 060 525 1595 jon@aucor.com

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Lot 011 - NEW GERMANY, KZN - BP BADGER PINETOWN



Additional Info: ERF Size: 5 574m² | Features: Business and property. Additional bulk available. Supply agreement with full RAS.

Address: 126 Shepstone Road, Pineside, New Germany

Contact: WARREN ARONSON 082 529 1020 WarrenA@aucor.com

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Lot 012 - BLOEMHOF - LANDMARK FUEL STATION - PROPERTY ONLY



Additional Info: ERF Size: 8 493m² (combined) ----->

Features: Landmark Total Fuel Station. On-site shop, delicatessen and restaurant. Prime corner position with exposure from the N12 and R34. Large truck yard with established diesel supply operation. Additional rental income from multiple commercial tenants. Strong trading history. Significant potential to increase revenue.

Address: 2 Prince Street, Bloemhof, North West

Contact: BARRETT SMITH 067 336 0449 barrett@aucor.com

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Lot 013 - BLOEMHOF - COMMERCIAL INVESTMENT



Additional Info: ERF Size: 7 473m² | GLA: ±766m² Gross Income: ±R710k p.a. ----->
Features: Established USave grocery store offering an excellent income-generating investment opportunity. Strong trading performance with an established customer base. Strategically positioned in Bloemhof, with limited competition. Neat and well-maintained property. Large erf with substantial additional space, providing an excellent opportunity for future expansion and development. Potential to increase the size of the existing store, creating further trading and income potential. Established national retail brand. Ideal for investors seeking a property with existing income and future growth potential.

Address: 2 Prince Street, Bloemhof, North West

Contact: BARRETT SMITH 067 336 0449 barrett@aucor.com

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Lot 014 - PAARL, WESTERN CAPE - TENANTED COMMERCIAL INVESTMENT UNIT



Additional Info: Unit Size: 236m² | Rates & Taxes: ±R13.7K p.a. | Levies: ±R123k p.a. | Gross Income: ±R428k p.a.

-----> **Features:** Tenanted by a globally recognised crossfit gym. 24-hour manned security. Prepaid electricity with back-up inverter system. Area offers high vehicle & foot traffic.

Address: Unit 13 The Towers: 13 Lady Grey Street, Paarl, Western Cape

Contact: KYLE ELLIOTT 072 819 9442 | kyle@aucor.com

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Lot 015 - NORTHLANDS - AAA-GRADE FACILITY



Additional Info: ERF Size: 1.2444ha | GBA: $\pm 9\,787\text{m}^2$
-----> Features: Offices and warehouse. Warehouse & mezzanine: $\pm 4\,667\text{m}^2$. Good stacking height. Month-to-month tenant. Vacant occupation. Perfect for call centre warehousing and training facility.

Address: Aintree Avenue, Hoogland, Northlands Business Park

Contact: WILLIAM AMERSEDER
083 272 4556
WilliamA@aucor.com

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Lot 016 - NORTHLANDS - PRIME INDUSTRIAL AREA



Additional Info: Unit Size: $\pm 2\,705\text{m}^2$ -----> Features: Offices & warehouse. Good stacking height - up to $\pm 7\text{m}$ warehouse: $\pm 1\,745\text{m}^2$. Secure industrial business park. Short-term lease. Vacant occupation.

Address: Unit 8: Northlands Production Park

Contact: WILLIAM AMERSEDER
083 272 4556
WilliamA@aucor.com

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Lot 017 - NORTHLANDS - ESTABLISHED INDUSTRIAL NODE



Additional Info: GBA: $\pm 963\text{m}^2$
-----> Features: Offices & warehouse. Good stacking height - 6m warehouse: $\pm 719\text{m}^2$. Secure industrial business park. Month-to-month tenant. Vacant occupation.
Address: Unit 7: Northlands Production Park
Contact: WILLIAM AMERSEDER
083 272 4556
WilliamA@aucor.com
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Lot 018 - CROWN - A-GRADE INDUSTRIAL WAREHOUSE



Additional Info: ERF Size: 3 122m² | GBA: $\pm 1\,017\text{m}^2$
-----> Features: Well located within close proximity to the new China Square. Vacant occupation. Good height to eaves.
Address: 11 Andromeda Road, Crown Ext 6
Contact: DINO SMIT 082 577 4646
dinos@aucor.com
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Lot 019 - BRIARDENE, DURBAN NORTH - INDUSTRIAL INVESTMENT - UNITS TO BE SOLD SEPARATELY AND TOGETHER



Additional Info: ERF Size: 681m2
| GLA: ±1 221m2 ----->
Features: Consists of 3 units.
Located in a secure park.

Address: 33 Stanhope Place,
Briardene, Durban North
Contact: LAEL LEVY 073 384 7714
LaelL@aucor.com

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Lot 020 - RICHARDS BAY - EXPANSIVE INDUSTRIAL FACILITY



Additional Info: ERF Size:
4.6963ha | GBA: ±7 548m2
-----> Features:

Decommissioned cement plant.
Flexible industrial configuration.
11kV power supply. Extensive
hard yard. Railway siding access.
Two storage silos.

Address: 20 Carbonode Cell,
Alton, Richards Bay, KZN
Contact: WILLIAM AMERSEDER
083 272 4556

WilliamA@aucor.com

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and rules: <https://www.aucorproperty.co.za/properties/detail/richards-bay-large-scale-industrial-facility>

Lot 021 - APEX, BENONI - POTENTIAL FUEL DEPOT/TRUCK YARD



Additional Info: ERF Size: 5 891m² | Zoning: Industrial 1
-----> Features: High-exposure site. Predominantly hard-paved/concrete yard. Corner position with strong passing trade and visibility.

Address: 73 Cardiff Avenue, Apex Ext 4, Benoni

Contact: MURRAY WILSON 072 620 9457 | murray@aucor.com

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Lot 022 - BLOEMFONTEIN - ±1 800m² MULTI-USE INDUSTRIAL PROPERTY - REDUCED MANDATE



Additional Info: ERF Size: 1 971m² | GBA: ±1 884m²
-----> Features: Well-

maintained industrial facility. Warehouse & office combination. Strong warehouse component. Ample on-site parking for staff and visitors. Positioned with access to main routes and surrounding areas.

Address: 8 Enterprise Street, Hamilton, Bloemfontein

Contact: BARRETT SMITH 067 336 0449 | barrett@aucor.com

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Lot 023 - SALT RIVER, CAPE TOWN - RARE MIXED-USE INDUSTRIAL OPPORTUNITY



Additional Info: ERF Size: 395m2 | Features -----> Vacant occupation — step in and occupy, reposition or develop. Owner-occupier, a value-add investor or a developer chasing conversion upside. Close proximity to Salt River station, the Salt River Market and the Woodstock design precinct. Access via Albert Road, Victoria Road, Voortrekker Road and the N2/M5.

Address: 18 Junction Road, Salt River, Cape Town

Contact: ANDREW MILLER 067 408 1397 | andrew@aucor.com

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Lot 024 - ERAND GARDENS, MIDRAND - PRIME DEVELOPMENT OPPORTUNITY PROPERTIES **TO BE SOLD SEPARATELY AND TOGETHER**



Additional Info: ERF Size: (per stand) 3.43ha -----> Features: Holding 179: ±2.83ha | Portion 787: ±2.59ha. Two adjacent development stands. Strategic Lever Road frontage. Positioned within a high-demand residential node.

Address: 820 & 830 Lever Road, Erand Gardens, Midrand

Contact: THABO MOLOMO 073 518 0742 | ThaboM@aucor.com

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Lot 025 - COSMO CITY - RARE ZONED LAND



Address: Roma Street, Cosmo City, Roodepoort **Address:** ERF Size: 8 097m2 -----> Features: Cosmo Business Park. 60% coverage. FAR of 0.6. Approved plans.
Contact: LAEL LEVY 073 384 7714 | LaelL@aucor.com
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Lot 026 - FOUNDERS HILL, MODDERFONTEIN - PARTIALLY COMPLETED OFFICE BUILDING **STARTING BID: R5 MILLION**



Additional Info: ERF Size: 1.2528ha | GLA: ±13 100m2 -----> Features: Prominent office development. Partly completed with flexible completion potential. Significant upside potential ±500 parking bays. Prominent corner site within established Founders Hill Office Park.
Address: 3U Golf Course Terrace, Founders Hill
Contact: DINO SMIT 082 577 4646 | dinos@aucor.com
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Lot 027 - NEAR MODJADJISKLOOF & TZANEEN - DEVELOPMENT LAND



Additional Info: ERF Size: 22 500m2 -----> Features: Strong trading node. Close to taxi rank.
Address: 657-1 Ga-Kgapane Ext 5 Street, Ga-Kgapane A, NEAR MODJADJISKLOOF & TZANEEN
Contact: THABO MOLOMO 073 518 0742 | ThaboM@aucor.com
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Lot 028 - FERNDALE - BRAM FISCHER INVESTMENT OPPORTUNITY



Address: 123 Bram Fischer Drive, Ferndale **Address:** ERF Size: 2 125m2 | GBA: ±690m2 | Gross Income: ±R565k p.a. -----> Features: Month-to-month tenant lease.
Contact: KEAGAN PARSONS 076 900 2595 | keagan@aucor.com
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Lot 029 - NORTHRIDING - PRIME DEVELOPMENT OPPORTUNITY



Additional Info: ERF Size: 25 366m2 -----> Features: Zoning: Residential 3 approval. Easily accessible via Beyers Naude and Honeydew Road.

Address: 311 Boundary Road, North Riding AH

Contact: THABO MOLOMO 073 518 0742 | ThaboM@aucor.com

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Lot 030 - MALVERN EAST - COMMERCIAL PREMISES WITH REDEVELOPMENT POTENTIAL



Additional Info: ERF 1 Size: 595m². ERF 406 Size: 991m². Two adjoining properties. Existing buildings previously utilised as offices. Ideal for owner-occupier, investment or future redevelopment.

Address: 2 Pandora Road, Malvern East, Germiston

Contact: THABO MOLOMO 073 518 0742 | ThaboM@aucor.com

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Lot 031 - BENONI NORTH - 7 500M² SMALLHOLDING WITH RESIDENTIAL & OFFICE IMPROVEMENTS



Additional Info: ERF Size: 7 500m² -----> **Features:** Established home-based business use. 3-bedroom residence. Close proximity to Brentwood Park and Pomona. Situated in a fast-developing node.
Address: 119A Rennie Road, Benoni North AH
Contact: MURRAY WILSON 072 620 9457 | murray@aucor.com
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Lot 032 - MAGALIESBURG - BUDMARSH COUNTRY LODGE



Additional Info: ERF Size: 7.2198ha -----> **Features:** 18 suites accommodating 36 guests. Wedding and private-function venue. Fine-dining restaurant. Conference facilities for corporate breakaways. Positioned on the R96 Magalies Meander. One hour from Johannesburg and Pretoria.
Address: Farm Zeekoehoe - R96, Magaliesburg
Contact: KEAGAN PARSONS 076 900 2595 | keagan@aucor.com
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Lot 033 - WHITE RIVER, MPUMALANGA - MONKEY THORN GUEST LODGE



Additional Info: ERF Size: 5.3045ha (combined) ----->
Features: 5-star-rated lodge with 9 luxury suites. Main lodge building includes a restaurant, a lounge, and a bar. Wellness centre, including a spa and gym. In close proximity to multiple sightseeing amenities and wildlife facilities.
Address: 68 The Oaks Road, White River, Mpumalanga
Contact: KEAGAN PARSONS 076 900 2595 | keagan@aucor.com
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Lot 034 - ADDO, EASTERN CAPE - KUDU RIDGE GAME LODGE



Additional Info: ERF Size: 175.8140 ha -----> **Features:** Well-established lodge within the Addo Wildlife Private Game Reserve. Situated on the Sundays River Valley ± 15 km from Addo Elephant National Park and ± 45 km from Port Elizabeth. Offering luxury en-suite tents and chalets. Accommodation: 8 Safari tents (4 sleeper) & 6 Chalets (2 sleeper) Main lodge and communal facilities: reception, office, dining area, fully equipped kitchen, elevated viewing deck. Conference centre for ± 25 delegates.
Address: Kudu Ridge Game Lodge, R335, Addo
Contact: ANDREW MILLER 067 408 1397 | andrew@aucor.com
PROPERTY WEBSITE LINK - Click Link For Bidders Pack & Rules Of Auction Document:
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Lot 035 - WEBBER, GERMISTON - HOSPITALITY INVESTMENT OPPORTUNITY



Additional Info: ERF Size: 2 713m² | Gross Income: ±R1.55m p.a. | Features: 38 suites. Well-maintained hotel. 7-year head lease with Eden Hotel. Dining and breakfast area. Swimming pool and outdoor entertainment area. Secure on-site parking.

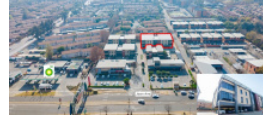
Address: WEBBER, GERMISTON - HOSPITALITY INVESTMENT OPPORTUNITY

Contact: CHAD FRIEDMAN 082 303 8023 | chad@aucor.com

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Lot 036 - DIE HOEWES, CENTURION - PRIME A-GRADE OFFICES



Additional Info: ERF Size: 1 425m² -----> Features: 54 parking bays. Direct access on to the N14. Secure office complex. Within walking distance to Jean Crossing.

Address: 242 Jean Avenue, Die Hoewes, Centurion

Contact: ETHAN SUCKERMAN 082 603 3620 | ethan@aucor.com

Contact: Copy the link below and paste it into your internet browser to visit the Aucor Property website, where you can download the Bidders Pack and view full auction details and rules: <https://www.aucorproperty.co.za/properties/detail/die-hoewes-centurion-prime-a-grade-offices>

Lot 037 - HOUGHTON ESTATE - EXCLUSIVE 3-BEDROOM HOME



Additional Info: Unit Size: 254m² -----> Features: North-facing bedrooms. Central Houghton location. Modern elegance and quality finishes.

Address: 30 11th Avenue, Houghton Estate, JHB

Contact: HANNAH STEVENAERT 076 873 5993 | hannah@aucor.com

PROPERTY WEBSITE LINK - Click Link For Bidders Pack & Rules Of Auction Document:

Copy the link below and paste it into your internet browser to visit the Aucor Property website, where you can download the Bidders Pack and view full auction details and rules: <https://www.aucorproperty.co.za/properties/detail/houghton-estate-exclusive-3-bedroom-home>

Lot 038 - ILLOVO, SANDTON - PRIME 3-BEDROOM APARTMENT



Additional Info: Unit Size: 140m² -----> Features: 2 parking bays. Occupancy: Vacant on transfer. Communal swimming pool and relaxation area.

Address: Unit 16: Gravenhage - 2 Otto Street, Illovo, Sandton

Contact: HANNAH STEVENAERT 076 873 5993 hannah@aucor.com

PROPERTY WEBSITE LINK - Click Link For Bidders Pack & Rules Of Auction Document:

Copy the link below and paste it into your internet browser to visit the Aucor Property website, where you can download the Bidders Pack and view full auction details and rules: <https://www.aucorproperty.co.za/properties/detail/illovo-sandton-prime-3-bedroom-apartment>

Lot 039 - FRESNAYE, CAPE TOWN - MODERN AIRBNB APARTMENT



Additional Info: Unit Size: 58m2 | Rates and Taxes: ±R23k p.a. | Levies: ±R53k p.a. -----> Features: Located in the heart of Fresnaye. 1 bed, 1 bath, open plan living with luxurious finishes. 1 x parking bay. Concierge and security. Managed by Totalstay. Sold fully furnished.

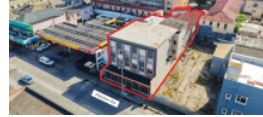
Address: 103 The Kingston: 19 Kei Apple Road, Fresnaye, Cape Town

Contact: KYLE ELLIOTT 072 819 9442 kyle@aucor.com

PROPERTY WEBSITE LINK - Click Link For Bidders Pack & Rules Of Auction Document:

Copy the link below and paste it into your internet browser to visit the Aucor Property website, where you can download the Bidders Pack and view full auction details and rules: <https://www.aucorproperty.co.za/properties/detail/sea-point-modern-airbnb-apartment>

Lot 040 - GQEBERHA - STUDENT ACCOMMODATION INVESTMENT OPPORTUNITY



Additional Info: ERF Size: 815m2 | GLA: ±1 560m2 ----->

Features: NSFAS accredited for 97 beds (59 rooms). 4 single rooms with en-suite bathrooms. 17 single rooms. 24 sharing rooms with en-suite bathrooms (2 beds per room). 14 sharing rooms. All rooms have prepaid electricity. 24/7 on-site security.

Address: 15 Western Road, Gqeberha, Eastern Cape

Contact: ANDREW MILLER 067 408 1397 | andrew@aucor.com

PROPERTY WEBSITE LINK - Click Link For Bidders Pack & Rules Of Auction Document:

Copy the link below and paste it into your internet browser to visit the Aucor Property website, where you can download the Bidders Pack and view full auction details and rules: <https://www.aucorproperty.co.za/properties/detail/gqeberha-student-accommodation-investment-opportunity>

Lot 041 - BANKENVELD ESTATE, WITBANK - 4 BEDROOM HOME



Additional Info: ERF Size: 1 326m2 -----> Features: Secure estate with 24/7 security. 4 bedrooms, 3.5 bathrooms. Double garage. 9-hole championship golf course and yacht club.

Address: Bankenveld Estate: 4 Cormorant Place, Witbank

Contact: KEAGAN PARSONS 076 900 2595 keagan@aucor.com

PROPERTY WEBSITE LINK - Click Link For Bidders Pack & Rules Of Auction Document:

Copy the link below and paste it into your internet browser to visit the Aucor Property website, where you can download the Bidders Pack and view full auction details and rules: <https://www.aucorproperty.co.za/properties/detail/bankenveld-estate-witbank-4-bedroom-home>