

# ON AUCTION



## ±4.28Ha Small Holding with Spacious House + Shooting Range, Hillside Small Holdings Bloemfontein. FS

### TRUST INSTRUCTION

Property Information

Registered Details:	Farm Hillside Kleinplasje 2827 Portion 4
Suburb & City:	Hillside Small Holdings
Property Type:	Small Holding
Zoning:	Residential
Property Size:	±4.28Ha
Rates & Taxes:	TBC
Other:	Centlec/ Electricity ; ±R6000 p/m

**Main House:** ±375 SQM – 4 Bedrooms, House is in various levels, Tiled floors, Knotty pine Ceilings, Steel frame doors & windows. Court Yard, Kitchen with build in Cupboards, Scullery & Laundry area. 1 Bedroom flatlet close the kitchen/laundry area with small room, kitchenette, toilet & wash basin. Main Bedroom down the hallway with its own en-suite bathroom. 2 Bedrooms in hallway share a Bathroom & separate toilet. Guestroom with its own en-suite bathroom. Living area has a fire place. Spiral staircase goes down from living area to front door and guest bathroom. Entertainment Room (with bar). Outdoor deck with views over the area. Next to the Entertainment rooms is a Flatlet with open plan kitchen & lounge and 1 Bedroom with en-suite bathroom. The property also has an incomplete swimming pool. Double Garage. Steel Carport for 2 Vehicles Property also has a 100m underground shooting tunnel. The area boasts a number of small holdings, properties with storage facilities, new residential developments.

Auction Information & Rules

#### AUCTION ONLINE & ON-SITE

	Thursday	8	August	12:00
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**3 Kiepersol Lane, Hillside Small Holdings, BFN**

<https://maps.app.goo.gl/WyzcjCEiZWbjPPk>  
 Rudi 082 695 6658  
 Gawie 076 048 9235

By Appointment

<https://www.saauctiongroup.co.za/Auctions/3814/trust-property-online-on-site-auction--bloem>

**Registrations:** Bidders can register prior to the auction or on auction day. A copy of you ID and proof of address for FICA compliance is required. The property is sold "Voetstoots". The auction is not subject to finance, unless pre-approved.

**Deposit:** 15% deposit payable on the highest bid

**Confirmation period:** 7 Business days

**Buyer's commission:** 7.5% + VAT

**Guarantees period:** Balance of the purchase price payable within 45 days after confirmation of sale

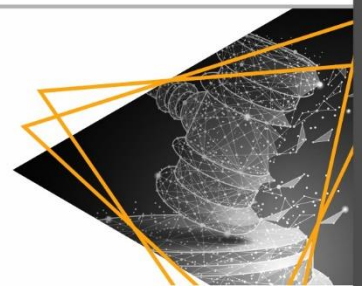
**VAT / Transfer duties:** Transfer Duties

**Areas on accounts: (Rates & Taxes)** For the account of the Seller

**Electrical (COC):** For the account of the Buyer



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