



VENDITOR
AUCTIONEERS



**ONSITE AUCTION
LIQUIDATION SALE**

AUCTION DATE:

WEDNESDAY 11 MARCH 2026 @ 11AM

AUCTION ADDRESS:

34 GRAHAM STREET

WELKOM

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Disclaimer:

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LIGHTSTONE REPORT

LIGHTSTONE

Property Details

34 Graham Street, Welkom, Free State

Suburb: Dagbreek

FREEHOLD

LEGAL
Erf 10693 [-4689]

Town: "WELKOM"

Mun: "MATJHABENG LOCAL MUNICIPALITY"

Province: "FREESTATE"

[Google maps](#) | [Street View](#)

Amenities

<p> FILLING STATION</p> <p>0.77 km Engen Constantia Motors</p> <p>1 km Engen Oranje Quickstop</p> <p>1.22 km Auto Land Convenience Centre</p>	<p> BUS STATION</p> <p>No bus stations in the proximity</p>	<p> HOSPITAL/CLINIC</p> <p>2.73 km Tj Mampheko</p> <p>3.26 km Welkom Medical Centre</p> <p>3.3 km Mediclinic Welkom</p>
<p> POLICE STATION</p> <p>1.51 km South African Police Service Welkom Police Station</p> <p>1.69 km South African Police Service - Welkom</p> <p>1.69 km S A Police Services</p>	<p> SHOPPING CENTRE</p> <p>1.97 km Goldfields Mall Entrance 1 North</p> <p>2.05 km Goldfields Mall - Tempest Road</p> <p>2.26 km Metro Village Shopping Centre</p>	<p> EDUCATION</p> <p>0.55 km Vjc Kindergarten</p> <p>0.96 km Klouter Kabouter Pre School And After Care</p> <p>0.78 km Dagbreek Primary School</p>



PROPERTY DETAILS

PROPERTY DESCRIPTION & ASSETS

LIQUIDTION SALE – PROPERTY

Address: 34 Graham Street, Welkom

This property offer the following.

Property Features:

- Reception area
- Office
- 5 Bathrooms
- 2 Separate toilets
- 5 Classrooms
- Kitchen
- Store room
- Nappy changing area
- Outside toilet

Stand size: 2,409 m²

The property is ideally located close to major amenities.

Viewing is only available by appointment, should you wish to view – feel free to contact our offices.



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“Please note that the assets will be offered separately on the day of the auction.”

ANNEXURE “A”

LIST OF ASSETS

<u>QTY</u>		<u>DESCRIPTION</u>
<u>RECEIVING AREA</u>		
±3	x	KIDS TABLES
±15	x	KIDS CHAIRS
±2	x	BOOK SHELFs
±6	x	TOY BOXES
±6	x	PILLOWS
±1	x	DUSBIN
±9	x	SCOOTERS
±2	x	CURTAINS
<u>OFFICE</u>		
±1	x	DESK
±1	x	TAFEL (PRINTER)
±1	x	DUSTBIN
±1	x	OFFICE CHAIR
±2	x	GUEST CHAIRS
±1	x	FLOWER BASKET
±1	x	SOFT OTTOMAN
±1	x	CURTAIN
±1	x	WATCH
±2	x	MIRRORS
±2	x	STEEL CABINETS
±1	x	LAPTOP
<u>BABY CLASS</u>		
±10	x	COTS
±11	x	COT MATRESSES
±20	x	COT COVER SHEETS
±1	x	DESK
±1	x	CHAIR
±2	x	JUNGLE GYMS
±2	x	BABY CHAIRS
±2	x	FEEDING CHAIRS

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±1	x	GREEN BALL BUCKET
±2	x	BLUE RIDING BIKES
±30	x	PLASTIC BALLS
±1	x	MICROWAVE OVEN
±1	x	KETTLE
±1	x	BLUE WOOD TABLE
±1	x	CHANGING TABLE
±1	x	DUSTBIN
±9	x	PLASTIC CONTAINERS
±2	x	CARPETS
±16	x	RUBBER BLOCK PUZZLE CAPRETS
±4	x	JUMPING BALLS
±1	x	TOY BASKET
±6	x	SOFT TOYS
±9	x	CURTAINS
<u>GRADE R CLASS ROOM</u>		
±17	x	KIDS TABLES
±43	x	KIDS CHAIRS
±1	x	TEACHERS TABLE
±1	x	TEACHERS CHAIR
±13	x	SCHOOL MATTRESS
±3	x	CURTAINS
±2	x	BOOKSHELFS
<u>KITCHEN</u>		
±2	x	FIDGES
±1	x	FREEZER
±1	x	MIKROWAVE OVEN
±1	x	VACUUM CLEANER
±1	x	STOVE
±120	x	PLASTIC GLASSES
±120	x	PLASTIC PLATES
±5	x	POTS
±120	x	PLASTIC CONAINERS
±1	x	KETTLE
±10	x	BIG SPOONS
±2	x	MASHERS
±3	x	WOODEN SPOONS
±1	x	MIXER
±1	x	OPENER
±5	x	EGG SHEARS
±1	x	CAKE ROLLER



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±4	x	KNIFES
±1	x	PEELER
±2	x	MEASURING CUPS
±2	x	SKINKBORDE
±4	x	LARGE BUCKETS
±3	x	SMALL BUCKETS
±1	x	MEDIUM BUCKETS
±1	x	DUSTBIN
±12	x	GLASSES
±6	x	MUGS
±1	x	STRAINER
±1	x	GAS STOVE
±1	x	GAS BOTTLE
±1	x	SMALL GAS STOVE "BUSH BABY"
±3	x	PANS
±3	x	OVEN PANS

Please note that the jungle gyms located outside the property are not included in the sale.

Movable Assets Disclosure

Venditor Auctioneers has been instructed, on behalf of the Joint Liquidators/Trustees/Executors (herein referred to as "the Seller"), to auction/sell a list of movable items that were located at the property. These items are included in the sale of the premises, subject to the following conditions:

- 1. As-Is Condition:** All items are sold in their current condition ("as-is"). The Seller accepts no responsibility for any item that is damaged, non-functional, or not in perfect condition.
- 2. Missing Items:** Some items listed may no longer be present at the property. The Seller will not be held liable for any listed item that is missing at the time of handover.
- 3. No Liability:** The Buyer acknowledges and accepts the movable assets in their present condition and agrees not to make any claims against the Seller regarding missing or damaged items.
- 4. Quantity:** The Buyer acknowledges that they have done their due diligence in regards to the quantity and quality of the assets included in the sale herein.

MUNICIPAL STATEMENT

Rates & Taxes: +/- R1 700/month



TERMS & CONDITIONS

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A U C T I O N E E R S

- R 20 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction. Pre-registration is required.
- The successful bidder on auction, will be liable for the payment of 10% deposit of the purchase price, which is payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots – as is.
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Vendor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15963LJ

Proof of payment: leonie@venditor.co.za



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