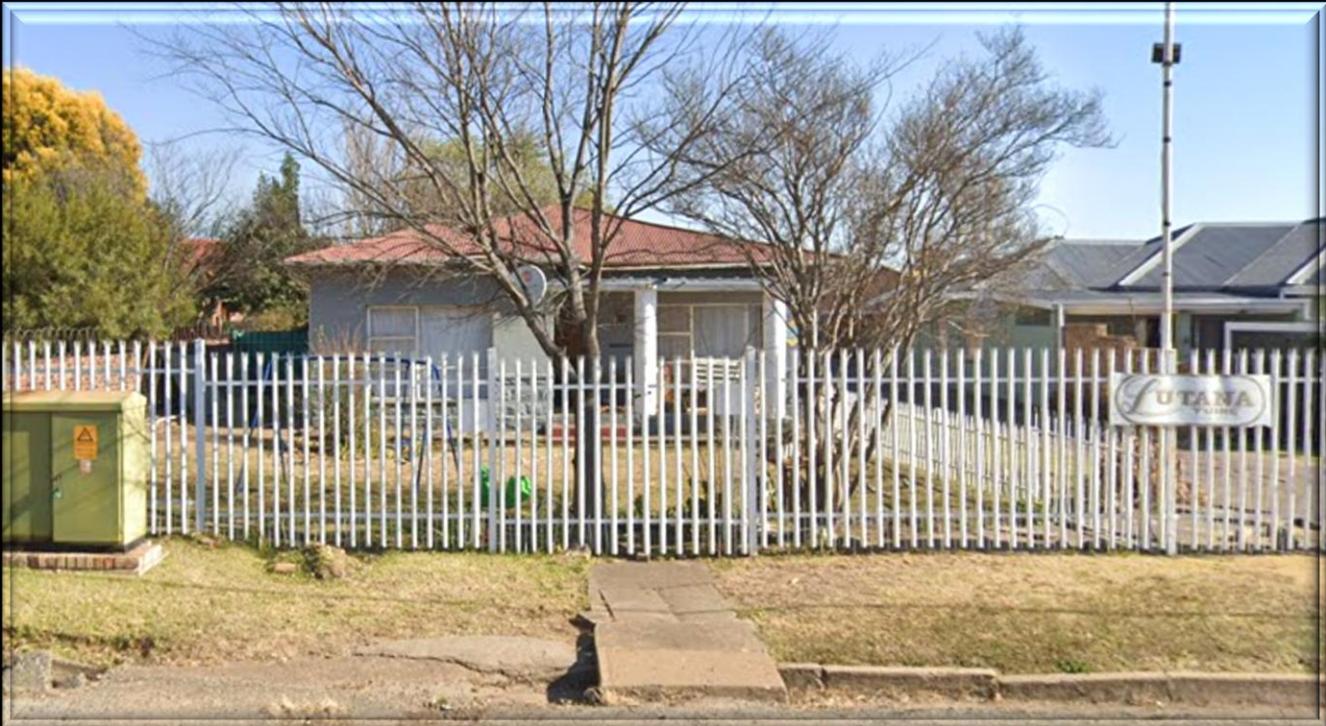




VENDITOR
AUCTIONEERS



ONLINE AUCTION | DECEASED ESTATE

2-BED RESIDENTIAL PROPERTY

AUCTION DATE & TIME:

WEDNESDAY, 22 APRIL 2026 @ 11AM

PROPERTY ADDRESS:

UNIT 2, LUTANA TUINE, 70A DELVER ST, PARYS, FREE STATE



VENDITOR AUCTIONEERS

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Disclaimer:

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.



LIGHTSTONE REPORT

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Property Details SECTIONAL TITLE

70A Delver Street, Parys, Free State

Sectional Title: SS LUTANA TUINE (341/2006)

Unit: 2

Suburb: Parys

LEGAL

Sect 2 of plan 341/2006

known as "LUTANA TUINE"

Situated at RE of Erf 668

Township: "PARYS"

Mun: "NGWATHE LOCAL MUNICIPALITY"

Province: "FREESTATE"

Coordinates: [-26.9115 27.450928](#)

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

UNIT SIZE (REGISTERED)

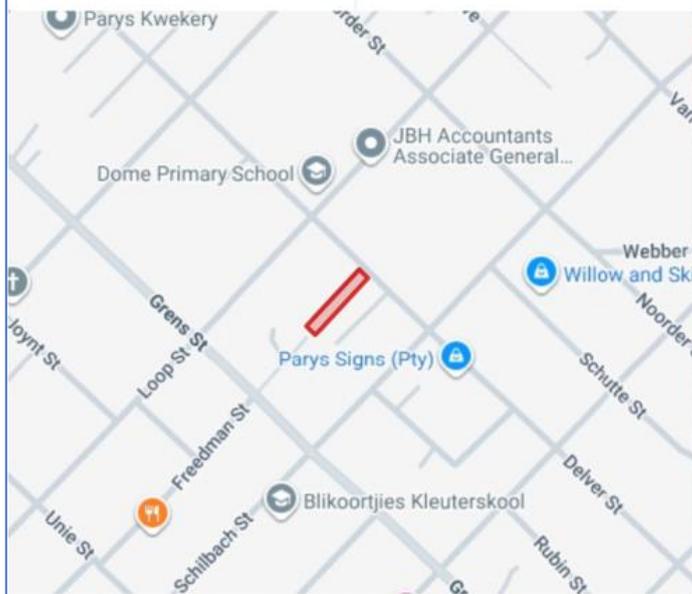
112 m²

MOTHER ERF

2120 m²

LAST SALES DATE

2012/05/02



Amenities



FILLING STATION

- 0.67 km Sasol On Delver
- 0.78 km Sasol Delight
- 1.11 km Engen Zonter Motors



POLICE STATION

- 1.3 km South African Police Service - Detective Services
- 1.57 km Police Station Parys
- 3.57 km Police Station Tumahole



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 1.2 km Die Wakis Antieke Parys
- 1.51 km Parys Boulevard Shopping Centre
- 1.62 km Palm Gate Centre



HOSPITAL/CLINIC

- 0.67 km Schonkenville Clinic
- 1.91 km Tumahole Clinic
- 2.71 km Parys Hospital



EDUCATION

- 0.17 km Dome Primary School
- 0.21 km Bochabatsatsi School
- 0.33 km Blikoortjies Kleuterskool



PROPERTY DETAILS

IMPROVEMENTS

The subject Residential Property is centrally located within Parys, Free-State, and is in close proximity to local shopping centres, schools, and other local all amenities.

The Property comprises:

- Fitted Kitchen with a laundry area
- Open-Plan Lounge / Dining Area
- 2 Bedrooms
- 2 Bathrooms (MES)
- Patio
- Single Garage

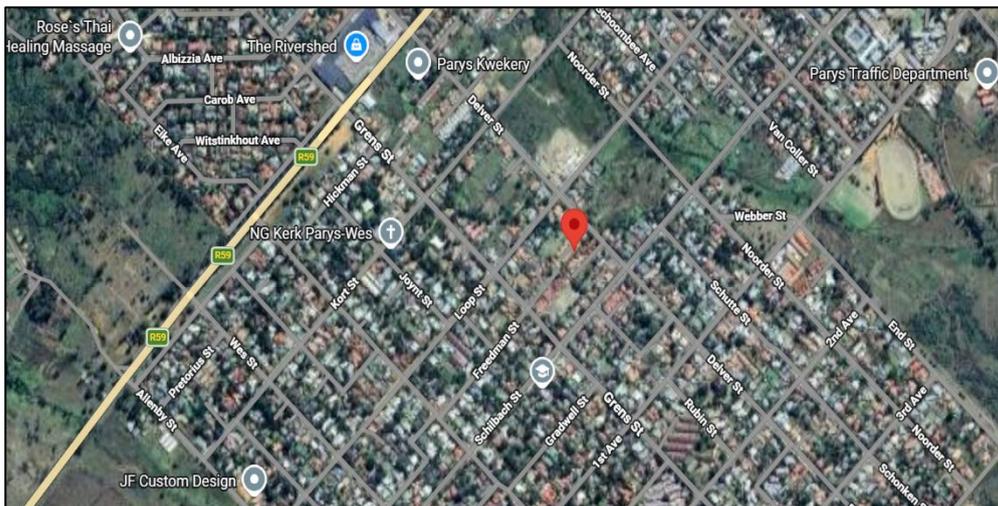
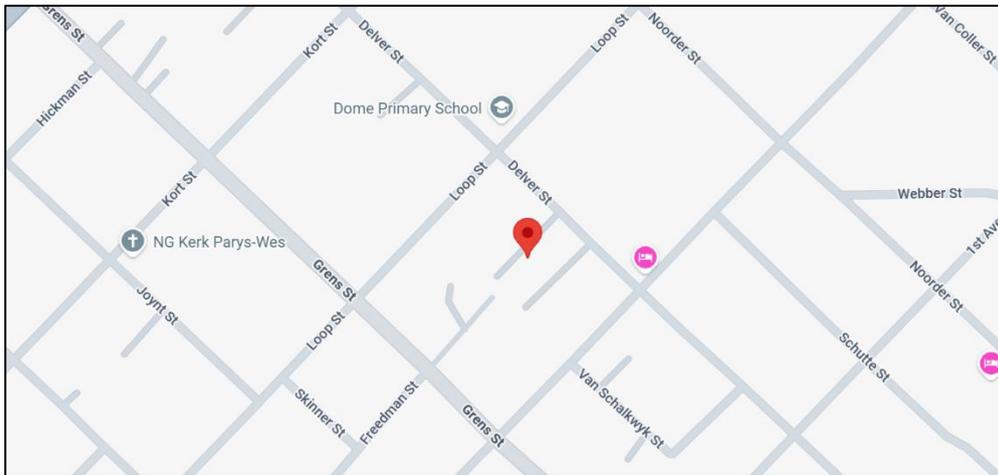
➤ **Please note:** The property requires refurbishment and maintenance.

-
- **Extent:** 112 m²
 - **Rates:** ± R 433.49 (Estimated)



PROPERTY PHOTOS

V VENDOR AUCTIONEERS





TERMS AND CONDITIONS

TERMS AND CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required.
- If you are Bidding Online, upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za
- 5% Deposit & 10% Auctioneers Commission plus VAT on Commission payable on the fall of the hammer
- The Seller is Not VAT registered.
- The Offer is subject to 14-day 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:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16089NDB | Your Name

Proof of payment: natasha@venditor.co.za



HOW TO REGISTER ON

www.venditoronline.co.za

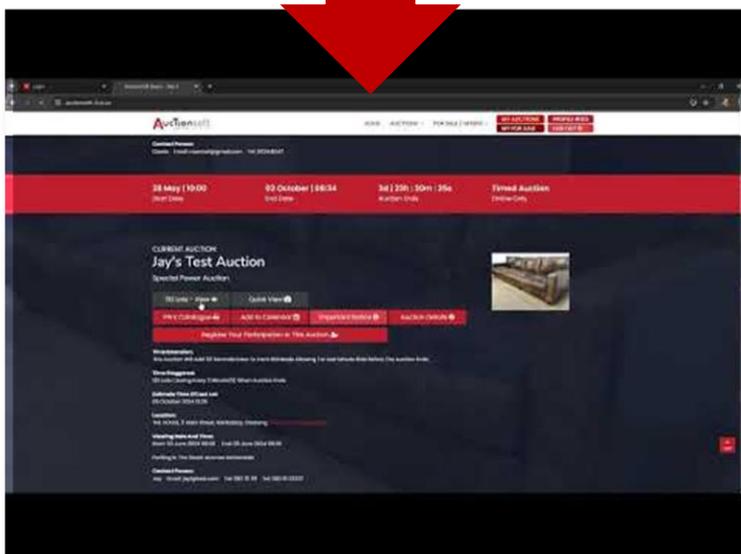
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Go to the online portal: www.vendoronline.co.za. If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.

Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.

Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the image below to watch the video on how to register



Click on the buttons below to update

Outbid - Notification Alerts

Profile Details

Password

ID Document Photo

FICA Document

Banking Details

Proof of Bank Account

Proof of Payment (POP)

TV Licence *

*Only Required if you purchase a TV

Auto-Bid Function

Auto-Bid Function Explanation:

The auto-bid function allows the system to bid on your behalf. It doesn't automatically place your highest bid but follows certain rules.

Example Scenario:

If a Lot is priced at 50(amount) and your auto-bid is set at 450(amount):

- The system won't immediately bid 450(amount).
- Instead, it will start by bidding the next available increment, which is 60(amount).
- If the bid closes at 60(amount) and you're the highest bidder, you win the Lot.
- If someone outbids you at 70(amount), the system will raise your bid to 80(amount).
- This process continues until the system reaches your auto-bid amount.
- If your bid is 450(amount), and someone else's bid is also 450(amount), the system will raise your bid to 450(amount).

Higher Auto-Bid:

If another user sets a higher auto-bid (e.g., 800(amount)), the system will ignore your 450(amount) auto-bid.

The system always favours the user with the highest auto-bid for a specific Lot.

No Consecutive Auto-Bids:

The system won't automatically outbid someone if your auto-bid amount is the same as theirs.

Example 1:

Your auto-bid is 450(amount), and a user bids 350(amount). Your auto-bid raises it to 400(amount). If the next bid is 450(amount), the system takes the user's bid.

Example 2:

If a user bids 400(amount), and your auto-bid is 450(amount), you will be awarded the Lot because your auto-bid is the highest.

Important Note:

Regardless of the item's reserve price, you're responsible for your auto-bid.

If your auto-bid is 5000(amount), and the system reaches that amount through active bids, it will be considered the highest bid.



VENDITOR

AUCTIONEERS



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