



VENDITOR
AUCTIONEERS



INSOLVENCY ESTATE

**3 BEDROOM DWELLING WITH
SEPARATE ROOMS**

17 KALKKUIL AVENUE

ODENSDAALSRUS



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INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8

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

V VENDOR

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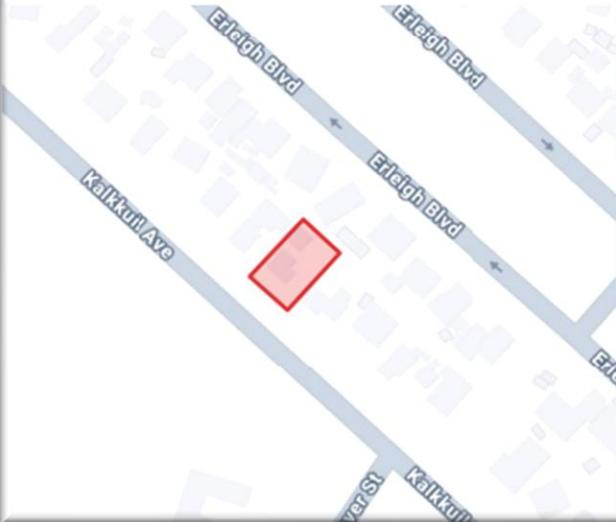
LIGHTSTONE

Property Details

17 Kalkkuil Avenue, Odendaalsrus Ext 2, Free State

Suburb: Odendaalsrus Central

LAND SIZE (REGISTERED)
644 m²



FREEHOLD

LEGAL
Erf 784

Township: "ODENDAALSRUS EXT 2"

Mun: "MATJHABENG LOCAL MUNICIPALITY"

Province: "FREESTATE"



Amenities

<p>FILLING STATION</p> <ul style="list-style-type: none"> 0.65 km Hinterland Fuels 0.98 km Caltex FORTUNA MOTORS 1 km Elo Oddies <p>POLICE STATION</p> <ul style="list-style-type: none"> 0.69 km South African Police Service Stock Theft Unit Odendaalsrus 0.77 km South African Police Service Odendaalsrus Police Station 	<p>BUS STATION</p> <p>No bus stations in the proximity</p> <p>SHOPPING CENTRE</p> <p>No shopping centres in the proximity</p>	<p>HOSPITAL/CLINIC</p> <ul style="list-style-type: none"> 0.84 km Health Am Kruger Clinic <p>EDUCATION</p> <ul style="list-style-type: none"> 0.25 km Lekkerland Pre-Primary School 0.27 km Ons Waardeer 0.26 km Wessel Maree Secondary School
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PROPERTY DETAILS

PROPERTY DESCRIPTION

3-Bedroom Main Dwelling with Separate Building – Perfect for Guests or Rental Income

Spacious 3-bedroom main house with a separate building offering various rooms — ideal for guests, extended family, or generating rental income.

Stand Size: 644 sqm

This charming property is conveniently located close to schools, shops, and major transport routes, providing both comfort and convenience for everyday living.

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

Any offers received will be submitted to the sellers for possible consideration



TERMS AND CONDITIONS



VENDITOR

A U C T I O N E E R S

- 10% Deposit and Buyers Commission plus Vat on the commission is payable upon signing of the agreement
- The Seller appears not to be registered for VAT.
- The Offer is subject to the acceptance of the seller.
- 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 purchaser, not the seller.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16091LJ

Proof of payment: leoniej@venditor.co.za



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199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za