VENDITOR
AUCTIONEERS

ONSITE AUCTION

AUCTION DATE:

TUESDAY, 22 SEPTEMBER 2026 @ 11AM

AUCTION ADDRESS:

18 BENEDICTUS KOK STREET

UNIVERSITAS | BLOEMFONTEIN

VENDITOR AUCTIONEERS

CONTENTS

Lightstone & Locality	4
Improvements	6
Auction Terms and Conditions	9

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

VENDITOR
AUCTIONEERS

Property Details

Freehold

18 Benedictus Kok Street, Bloemfontein Ext 55, Free State

Get Directions

-29.124399,26.186144

Legal Description

Erf	8839
Portion	0
Suburb	Universitas
Township	Bloemfontein Ext 55
Municipality	Mangaung
Province	Free State

Land Size (Registered)

1094 m^2

Amenities

Filling Station

0.77 km	Engen Gardenia Motors
1.81 km	Stadion Motors
2.1 km	Crossing Filling Station

Bus Station

No bus stations in the proximity

Hospital

0.98 km	Life Healthcare Pasteur Hospital
1.34 km	Optima Ltd
1.39 km	Elsabe Meyer Occupational Therapists

Police Station

2.55 km	South African Police Service Park Road Police Station
3.19 km	National Prosecuting Authority The
3.28 km	Provincial Head Office Of Sa Police Service Free State

Shopping Centre

0.6 km	Mudd Square
0.78 km	Wilgehof Shopping Centre
1.04 km	Rolina Stores - Gardenia Park

Education

0.26 km	Carol's Au Pair Services
0.26 km	Tjoek-Tjoekie Kleuterskool
0.28 km	Our Father's Academy

PROPERTY DETAILS

VENDITOR AUCTIONEERS

PROPERTY DESCRIPTION

PROPERTY DETAILS

18 Benedictus Kok Street, Universitas, Bloemfontein

This spacious property is ideally suited for student accommodation and is situated approximately 3.4 km from the University of the Free State.

Stand Size: ±1,094 m²

Property Description

- **Main House:** 6 bedrooms and 2 bathrooms, including a guest toilet.
- **Flat 1:** Bachelor flat with bathroom and kitchenette; suitable for 1 student.
- **Flat 2:** Bachelor flat with bathroom and kitchenette; suitable for 1 student.
- **Flat 3:** Bathroom and kitchenette; suitable for 2 students sharing.
- **Flat 4:** Bachelor flat with bathroom and kitchenette; suitable for 1 student.
- **Flat 5:** 1 shared bedroom, bathroom and kitchen.

There is no garages or covered parking.

Location & Amenities

Ideally located in Universitas, close to the University of the Free State and within easy reach of shops, restaurants, schools, public transport and other amenities. The property offers a potential student accommodation investment opportunity with multiple accommodation units.

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 & CONDITIONS

- 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 5% deposit of the purchase price and buyers commission plus VAT on the commission only, 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:

Venditor | Standard Bank Hatfield
Account Nr: 3014 590 10
Branch: 051 001
Reference: 16232LJ/Name and Surname
Proof of payment: leoniej@venditor.co.za

VENDITOR
AUCTIONEERS

199 Gordon Rd
Queenswood, Pretoria

+27 (0)12 403 8360

monique@venditor.co.za

venditor.co.za