VENDITOR
AUCTIONEERS



ONLINE LIQUIDATION AUCTION

AUCTION DATE:

THURSDAY 3 DEC'26 @ 11:00

(Bidding will open prior to the auction)

AUCTION ADDRESS:

43 PELIKAANPARADE AVENUE

WOODLAND HILLS WILDLIFE ESTATE

BLOEMFONTEIN EXT 166

VENDITOR
AUCTIONEERS

CONTENTS

Lightstone	4
Property details	6 - 7
Auction Terms and Conditions	9
How to Register for the Auction	11 -12



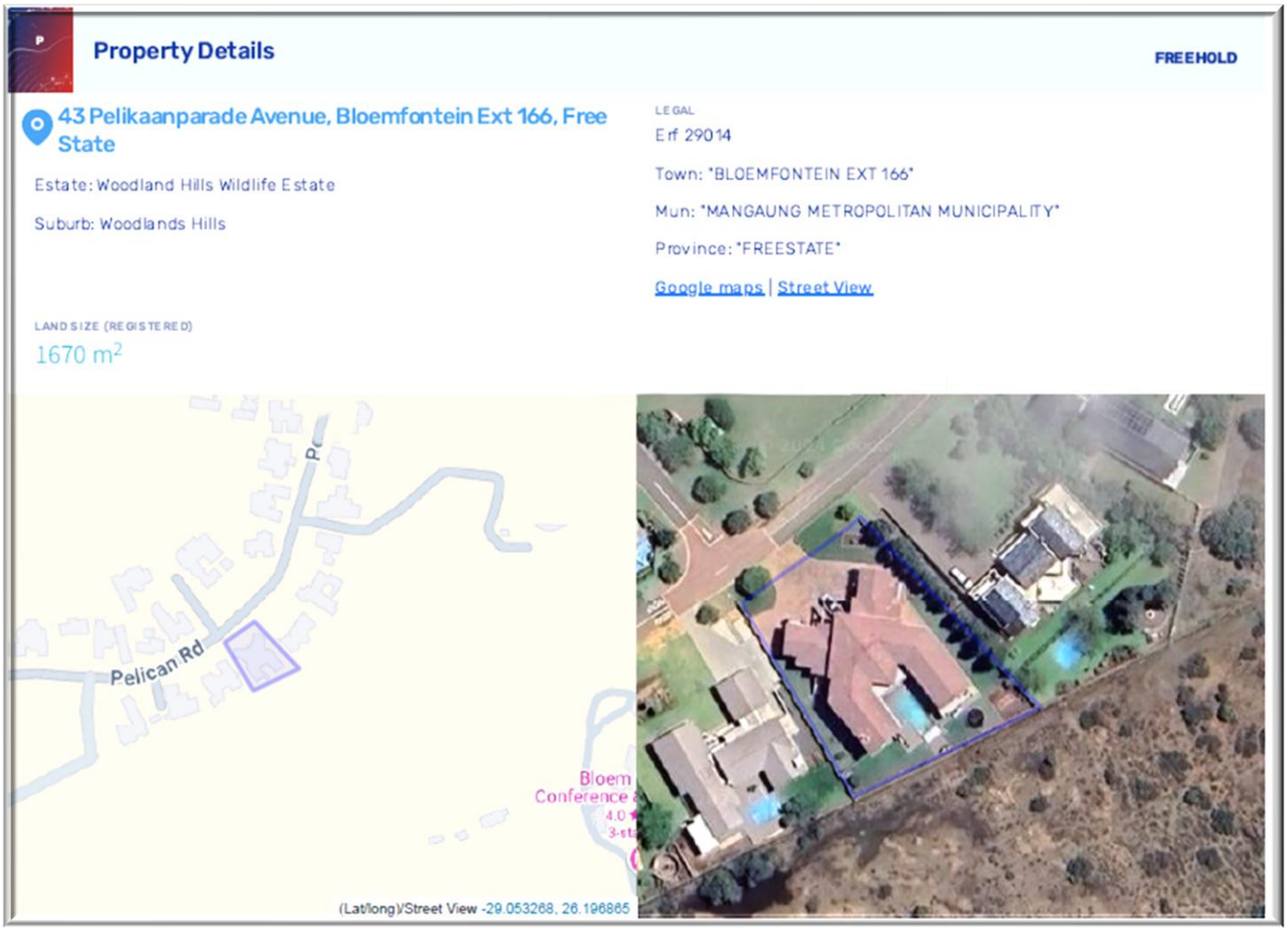
Disclaimer:

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

LIGHTSTONE



PROPERTY DETAILS

VENDITOR AUCTIONEERS

DESCRIPTION

5-BEDROOM LUXURY HOME WITH ENTERTAINMENT AREA

43 PELIKAANPARADE AVENUE, WOODLAND HILLS WILDLIFE ESTATE, BLOEMFONTEIN EXT 166

This spacious luxury home is situated in the northern suburbs of Bloemfontein, within the sought-after Woodland Hills Wildlife Estate. Set on a generous stand of approximately 1,670 m², the property offers five en-suite bedrooms, spacious living and entertainment areas, a swimming pool and ample parking.

Woodland Hills Wildlife Estate

Woodland Hills Wildlife Estate offers a secure residential lifestyle within a natural environment. The estate is characterised by landscaped green spaces, indigenous vegetation and open areas, creating a peaceful setting while remaining conveniently located near shopping centres, schools and other amenities in the northern suburbs.

Ground Floor

- Open-plan living area: Lounge, dining room and TV room
- Kitchen:
- Scullery/Laundry
- Entertainment area with sliding glass doors leading to the swimming pool.
- Gym room
- First bedroom with en-suite bathroom
- Second bedroom with en-suite bathroom

First Floor / Upstairs

- Third bedroomwith en-suite bathroom
- Fourth bedroom with en-suite bathroom
- Fifth bedroom / Study: with en-suite bathroom
- Additional TV room, sliding glass doors lead to a balcony.

Additional Improvements

- 2 x double garages
- 2 x single garages
- Swimming pool.
- Entertainment area with built-in braai area.
- Servants' quarters comprising 2 bedrooms with a bathroom

Nearby Amenities & Services

The property is conveniently located near Woodland Hills Village Shopping Centre, offering access to everyday shopping, restaurants and essential services. The nearby Free State National Botanical Garden provides natural surroundings and recreational opportunities, while the Botanical Restaurant offers a scenic dining option. Educational institutions in the surrounding northern suburbs include Curro Bloemfontein, Willem Postma Primary School and Hoërskool Sentraal. Medical facilities, shopping centres and other essential services are also accessible within Bloemfontein.

Stand Size: ± 1,670 m²

Rates: ± R6,861.00 per month

Levies: ± R2,000.00 per month

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

TERMS & CONDITIONS

- R 50 000.00 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 and buyer 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: 15745LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za

HOW TO REGISTER ON

www.venditoronline.co.za

VENDITOR
AUCTIONEERS

Go to the online portal: **www.venditoronline.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.

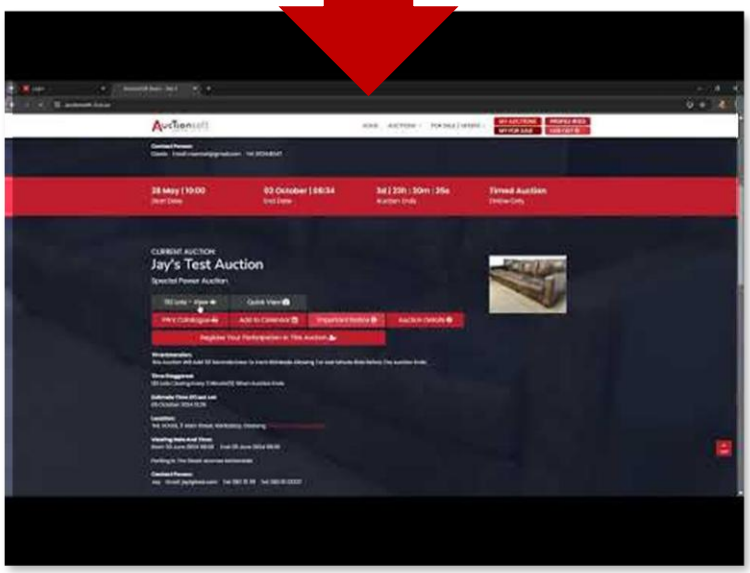
Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**

Click on the 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

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



VENDITOR
AUCTIONEERS

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

199 Gordon Rd
Queenswood, Pretoria

+27 (0)12 403 8360

monique@venditor.co.za

venditor.co.za