



ian wyles

AUCTIONEERS & APPRAISERS

ASSET FORFEITURE

RESIDENTIAL

4 MARCH 2026

LIVE - ONSITE



NAA National
Auctioneer Auctioneers
Association

14:00 PM

**CRAIG
WOOD**

083 799 4403

031 579 4403

www.ianwyles.co.za

**37 FIRST STREET, DE BULT,
PHUTHADITJABA**

AUCTION

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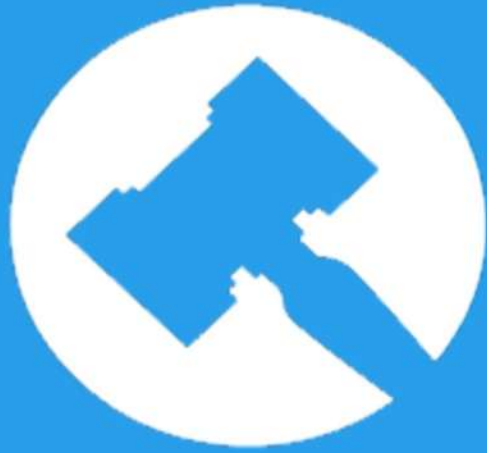
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DISCLAIMER

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AUCTION TERMS AND CONDITIONS

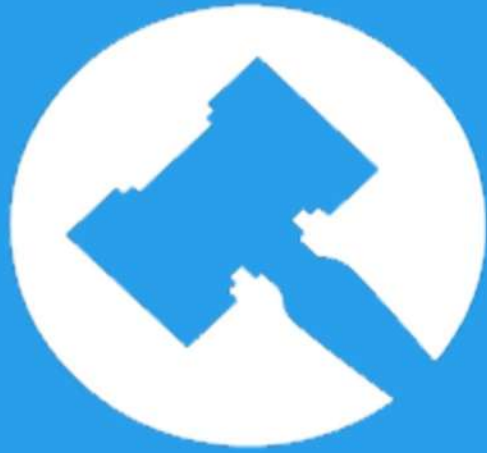


AUCTION

- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- 14 Days Confirmation Period
- 45-Day guarantee Period from confirmation of sale by the Seller
- Possession & Occupation of Property is on Registration of Transfer
- Electrical, Entomologist, and Gas Compliance Certificate for the Purchaser's account (including electric fencing), if applicable
- Please note that in order to be approved for bidding, you are required to send us: Proof of Payment & Original Proof of FICA Documents.
- R 40 000.00 Refundable Registration Deposit by EFT/ Cash must be paid. All bids are exclusive of Commission + VAT.
- Ian Wyles Auctioneers may bid up to the reserve on behalf of the sellers.
- The above is subject to change without prior notification.
- Auctioneer: Ian Wyles

BANKING DETAILS

Name of Bank:	ABSA Bank Limited
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	40-9642-2381
Branch Name:	ABSA Bank Durban North
Swift Code:	ABSA ZA JJ
Branch Code:	632005
Reference:	Your Name and Property Address



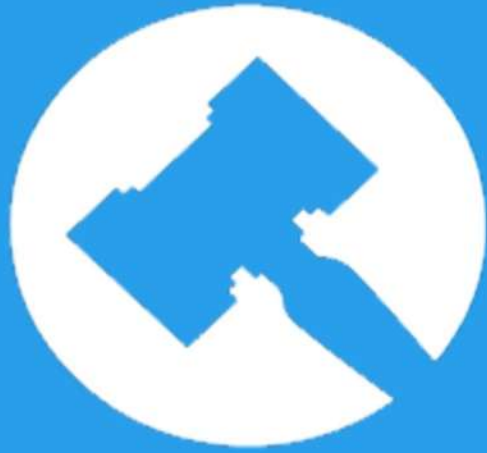
LOCALITY OF PROPERTY



Prime Location with Short Commute Times

Destination	KM
Hospitals & Healthcare Centers	3.5km
Shopping & Entertainment	3.6km
Education	0.36km

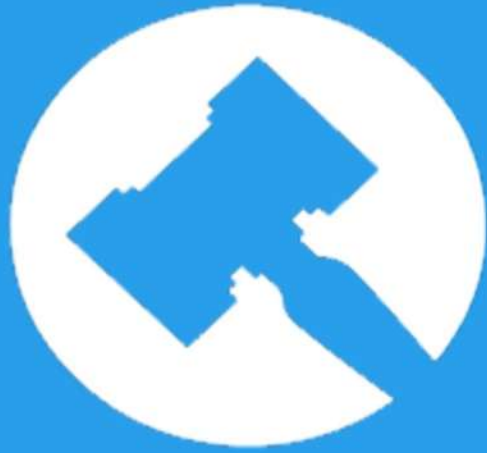
Phuthaditjhaba isn't just residential; it's close to scenic and cultural sites such as the Amphitheatre rock formations, hiking trails, and Basotho Cultural Village attractions



GENERAL PROPERTY INFORMATION

PROPERTY INFORMATION

General Property Address	37 First Street, Debult, Phuthaditjaba
Title Deed Information	
Title Deed Description	ERF 37, PHUTHADITJHABA-D " MALUTI A PHOFUNG: FREE STATE
Extent	1820m ²
Title Deed Number	T2050/2014
Municipal Information Zoning	Residential
Lease / Occupancy	The property is currently occupied by caretakers. No lease in place
VAT Status	The seller is VAT registered. VAT Applicable over and above the purchase price.
General Comments	The subject property is in fair condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.



PROPERTY FEATURES

PROPERTY FEATURES

Feature	Details
Bedrooms	4
Bathrooms	1
Guest Toilet	1
Kitchen	1
Lounge	1
Dining Room	1
Garage	Double
Outbuilding	Single Storey with 1 Toilet

ADDITIONAL INFORMATION

4 Bedroom Residence Comprising :

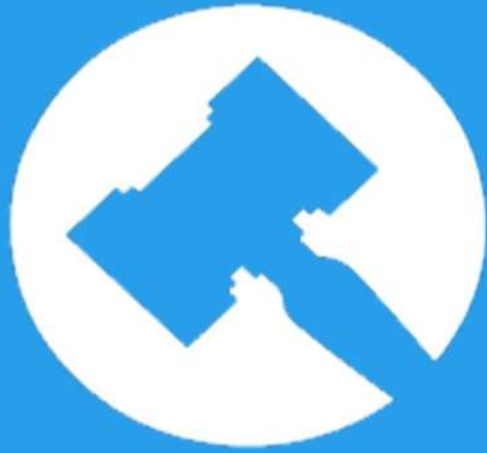
Main Residence

- A single storey painted and plastered brickwork residence under corrugated steel shelf roofing with steel framed windows
- Kitchen is tiled and fitted with melamine cupboards, double bowl sink, 4 plate hob, under counter oven and extractor hood.
- Dining area
- Lounge
- Bedroom 1 with laminate strip flooring and 2 door built-in cupboard, guest toilet
- Bedroom 2 laminate strip flooring and 3 door built in cupboards, bathroom tiled and fitted with bath, shower and basin, separate toilet
- Bedroom 3 & 4 with laminate strip flooring and 3 door built-in cupboards
- Double open plan garage with screed concrete flooring and 2x manual roll up doors.

Outbuilding

- Single Storey structure, comprising: Toilet





PICTURE GALLERY



Exterior



interior



Bedrooms
