



ian wyles
AUCTIONEERS & APPRAISERS

DECEASED ESTATE

23 JUNE 2026

11 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

Ian Wyles

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**17 KING STREET,
HARRISMITH, FREESTATE**

AUCTION

AUCTION TERMS & CONDITIONS

- 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.
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- 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

DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS 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 of errors or omissions in the information provided, whether due to negligence or otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.

PROPERTY LOCALITY



Situated in the well-established town of Harrismith within the Free State province, the property enjoys a central and convenient location with access to a wide range of amenities and services. Harrismith is strategically positioned along the N3 national route between Johannesburg and Durban, making it an important commercial and transport hub within the region.

The surrounding area comprises a mix of established residential properties, commercial activity, schools, retail centres, medical facilities, and municipal services. The town is well known for its accessibility, agricultural economy, and proximity to the scenic Drakensberg mountain range, offering both convenience and natural surroundings.

PROPERTY INFORMATION

General Property Address	17 KING STREET, HARRISMITH, FREESTATE.
Title Deed Information	
Title Deed Description	Erf 999 HARRISMITH EXT 18, MALUTI A PHOFUNG LOCAL MUNICIPALITY FREESTATE.
Extent	2736 m ²
Title Deed Number	T2867/1997
Municipal Information Zoning	Residential
Monthly Rates	(Estimated) R 785 .33.
Lease/ Occupancy	There is a six-month lease agreement in place, with a rental income of R12 000 pm. The lessor and the Lessee may cancel the agreement by One Month's written notice to the other party. (As per lease agreement.)
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.
General Comments	The subject property is in good condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.

ADDITIONAL INFORMATION

This beautiful Victorian-style home is situated on a prominent corner plot with two road frontages, offering excellent accessibility and street appeal. Positioned on an expansive extent of approximately 2 736m², the property boasts generous yard space and a uniquely designed residence filled with character and charm.

The home features spacious accommodation and elegant living areas, complemented by classic architectural elements synonymous with Victorian-style design. The large grounds provide ample space for outdoor entertainment, future extensions, additional improvements, or landscaped gardens. A pub “kroeg” in the TV lounge in the basement of the main property.

This distinctive property offers a rare combination of timeless style, generous proportions, and versatile potential, making it ideal for family living, guest accommodation, or investment opportunities. Features:

MAIN RESIDENCE:

- Kitchen
- Lounge
- Dining Room
- 4 Bedrooms (Mes)
- Guest Bathroom
- Separate Toilet
- Study
- Basement
- Tv Room
- Laundry
- Staff Quarters
- Double Garage

GUEST COTTAGE:

- Kitchen
- Lounge
- Dining Room
- 3 x Bedrooms (Mes)
- Guest Bathroom
- Swimming Pool
- Laundry Room
- Garage with sufficient space for a smaller second vehicle.



GALLERY



[Exterior](#)



[Exterior](#)









