



ON AUCTION

73 DOMINEE KOTZE STREET
THORNBORO, HOPE VALLEY, BLOEMFONTEIN
22 MAY 2025 | 11:00 | ON SITE



Contact: AJ Du Plessis
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CONDITIONS OF SALE

- Have to be registered to participate in auction.
- Not subject to finance, however, preapproval can be provided.
For finance contact Mortgage Max - Marlucia 083 465 6883.
- 10% + VAT deposit payable immediately after the fall of the Hammer.
- 60 days to deliver guarantees.
- Auctioneers commission 10% + VAT on top of the bid price.
- Acceptance period - 14 days after the sale – Seller may confirm on day of the auction.
- Electrical Certificate - Seller's responsibility.
- All outstanding water and electricity bills for the seller's pocket.
- This is a no VAT transaction.

General Information

Property Address	73 Dominee Kotze Thornboro Hope Valley 9301 Bloemfontein
Property Type:	Farm portion
Erf Number:	1382
Portion Number:	-
Extent:	17 120 m ²
GPS Coordinates:	-29.20761,26.18805

Title Deed Information

Title Deed Number:	T25228/2006
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Municipality Information

Municipality:	Mangaung
Province:	Free State

Expenses

Rates & Taxes:	R 2 120.40 per month
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Income

Monthly Income:	R 40 000.00 per month
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Thornborrow Country Village

Nestled in the serene Thornborrow Country Village, this expansive property offers a peaceful retreat with the convenience of modern amenities. The estate boasts five charming townhouses, perfect for multi-generational living, staff accommodation, or rental income. The property is fully secured with electric fencing and features a private borehole for reliable water supply. Large, beautifully maintained gardens and ample outdoor space complement the tranquil atmosphere of this remarkable estate.

Key Features:

- Borehole for water supply
- Electric fencing for enhanced security
- Large open gardens and spacious backyards
- 5 separate townhouses with distinct layouts and amenities



The property consists of:

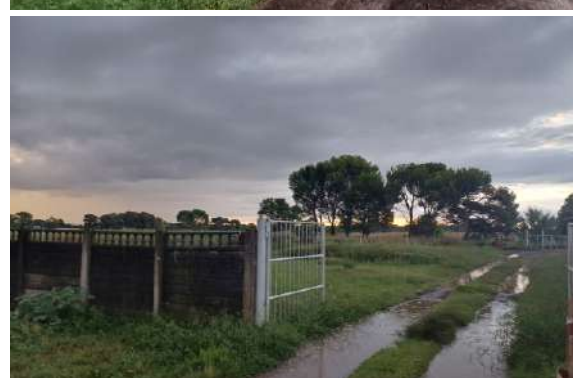
Borehole
Electric fencing
Large open gardens
5 Houses

Townhouse 1

Double undercover parking
Sitting room
Kitchen
En-suite with walk in closet
2 bedrooms
Indoor patio
1 bathroom with bath 1 toilet
Pool
Back yard

Townhouse 2

Kitchen
Sitting room
Indoor patio
2 bedrooms
1 en-suite with walk in closet
Parking garage
Double undercover parking
Garden
Back yard



Townhouse 3

Kitchen
Living room
2 bedrooms
En-suite
Toilet with bath
Back yard
Garden
Double parking garage
Staff quarters with toilet and shower

Townhouse 4

2 park garage
Kitchen
Living room with a fire place
2 bedrooms
Bathroom with bath and toilet
En-suite with bath and shower
Garden
Back yard

Townhouse 5

Kitchen
Living room
2 bedrooms
Bathroom with toilet and bath
En-suite
Staff quarters with toilet and shower
Garden
Back yard



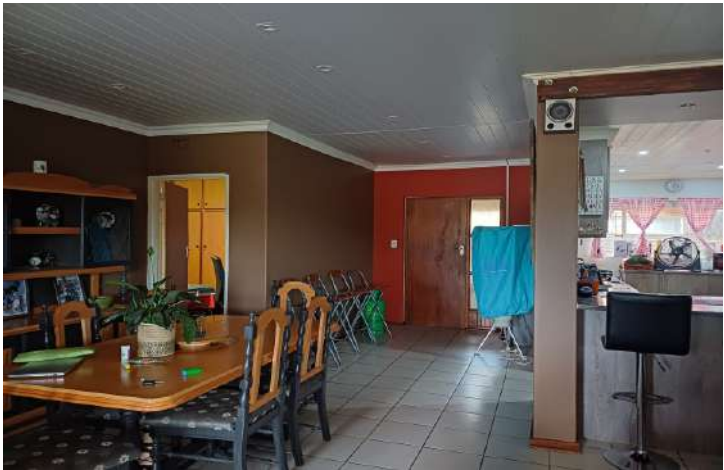
Townhouse 1



Townhouse 1



Townhouse 1



Townhouse 1



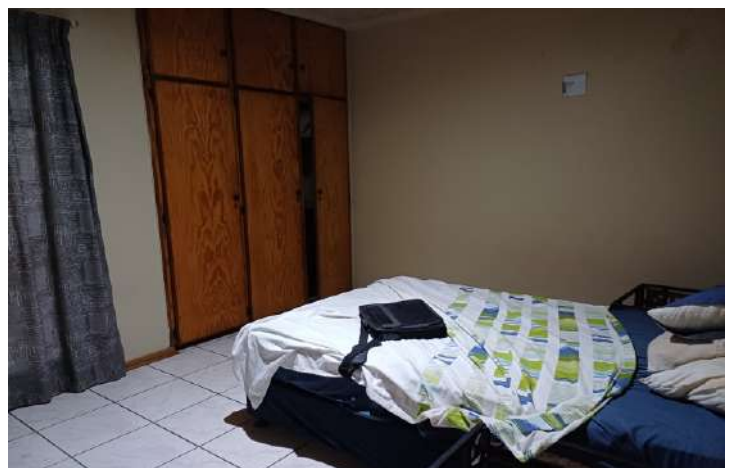
Townhouse 2



Townhouse 2



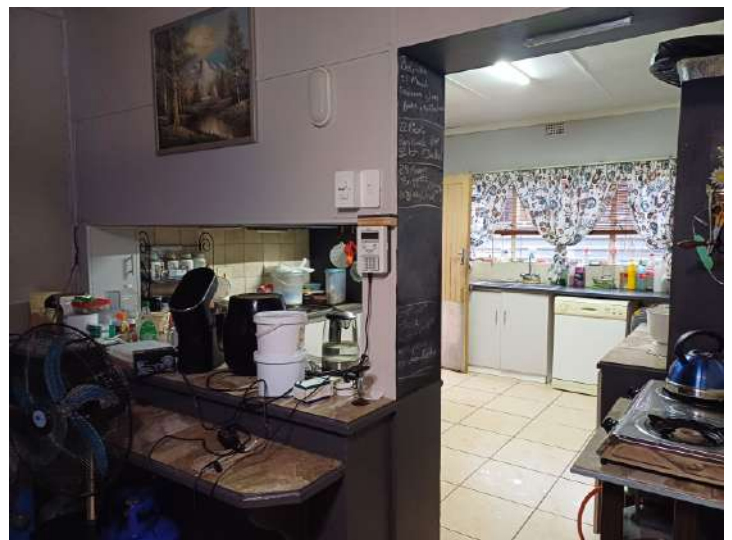
Townhouse 2



Townhouse 3



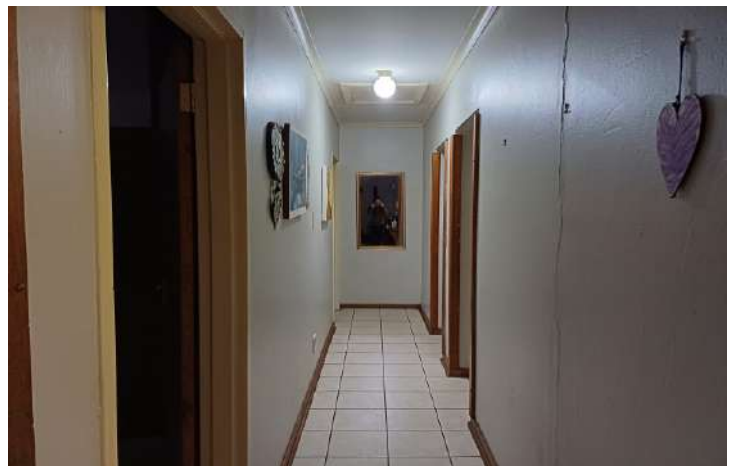
Townhouse 3



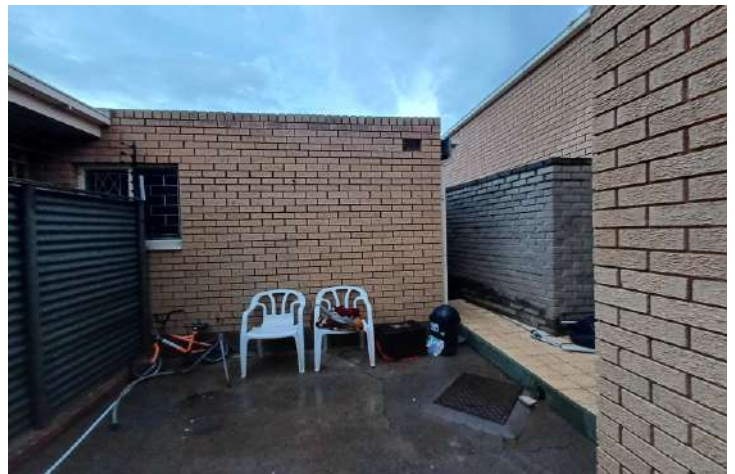
Townhouse 4



Townhouse 4



Townhouse 5



Townhouse 5



Townhouse 5



AUCTION



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