AUCTION

7-BEDROOM COASTAL PROPERTY IN REEBOK, GARDEN ROUTE

A RENOVATOR'S DREAM WITH SEA VIEWS AND WITH-IN WALKING DISTANCE TO THE BEACH



AUCTION DATE: FRIDAY, 20 NOVEMBER 2026 | 12:00 ON-SITE

ADDRESS: 63 OLCKERS ROAD | REEBOK | GARDEN ROUTE

vanrensburgsauctions.co.za | Auctioneer: Daniel van Schalkwyk 083 255 4245 | Land line 044 8782877



PROPERTY INFORMATION

PROPERTY: Erf 381, Reebok

ERF EXTENT: 589 m²

PHYSICAL ADDRESS: 63 Olckers Road, Reebok

TITLE DEED: T103210/2002

PROPERTY OVERVIEW

Situated in the sought-after coastal suburb of Reebok, between Little Brak River and Great Brak River, this seven-bedroom property presents an opportunity for investors, renovators and families seeking a coastal residence.

The main residence comprises six bedrooms across two levels, each with its own kitchen and living area. A separate outside room provides the seventh bedroom. With sea views and beach access approximately 150 meters away, the property offers attractive scope for renovation and modernisation.

Reebok is known for its quieter coastal setting, sandy beaches and tidal pools. During the winter months, whales can sometimes be seen along this stretch of the Garden Route coastline. The suburb offers a relaxed atmosphere while remaining within reach of nearby towns and everyday amenities.

IMPROVEMENTS

UPPER LEVEL

- Open-plan kitchen and living area
- 3 bedrooms with built-in cupboards
- 2 full bathrooms
- Entertainment area with built-in braai
- Open veranda / patio at the front of the house

LOWER LEVEL

- Open-plan kitchen and living area
- 3 bedrooms with built-in cupboards
- 1 full bathroom

ADDITIONAL FEATURES

- 7th bedroom: separate outside room with built-in cupboards and washbasin
- 2 single lockable garages and double car port
- Fully fenced



MUNICIPAL INFORMATION

- WATER, ELECTRICITY, REFUSE (BASIC CHARGES): ± R1,082 P/MONTH
- PROPERTY TAX: ± R675 P/MONTH

PROPERTY CONDITION REPORT

To be delivered

VIEWINGS

- Ad-hoc viewings can be arranged with Daniel van Schalkwyk on cell 083 255 4245 / email: dvs@vanrensburgsauctions.co.za
- Scheduled viewings:
    - Friday, 13 November 2026, 13h00
    - Friday, 20 November 2026, 11h00 – 12h00 (auction starts at 12h00)





HOW TO REGISTER

- In **person** on the day of the auction with FICA documents required:
    - Copy of ID
    - Proof of address
    - Marriage certificate (if married in community of property) and written consent from spouse
- Bidders who cannot attend the auction on-site can be accommodated via telephone. Such an arrangement must be approved by the Auctioneer in advance.
- The Auctioneer reserves the right in his sole discretion to request a R50,000 registration deposit from any party that registers. In the event that the hammer does not fall on the registered bidder the full deposit will be refunded within 48 hours after the auction. The deposit is not compulsory and will only be payable on demand by the Auctioneer.



SUMMARY - CONDITIONS OF SALE

- Purchaser pays 10% (ten percentum) deposit and 7% (seven percentum) commission plus 15% VAT on the commission on the day of the auction.
- There will be a period for higher offers after the auction. One confidential higher offer per purchaser is allowed after the auction, which will close on 27 November 2026 at 12:00 noon. Any offer made after the auction will only be regarded as a valid offer if the deposit and auctioneer's commission have been paid and cleared into the auctioneer's bank account and the offeror has signed the Conditions of Sale before 27 November 2026 at 12:00 noon. The highest bidder on auction will have the first right of refusal to match any higher offers.
- The sale shall be subject to confirmation by the Seller by 4 December 2026; however the Seller may accept or decline the offer before 4 December 2026.
- The highest bidder will be held bound to his bid until 4 December 2026.
- Balance of the purchase price is payable against registration of transfer.
- The Purchaser shall within 30 days of acceptance of this offer by the Seller, furnish the Seller's Conveyancers with a guarantee by a registered financial institution and acceptable to the Seller, for the payment of the balance of the purchase price, or alternatively pay the balance of the purchase price in cash to the Conveyancer.
- The Purchaser will be responsible for the transfer duty as well as all costs associated with the transfer.
- VACANT OCCUPATION and POSSESSION of the property shall be given by the Seller to the Purchaser on the date of registration of transfer into the name of the Purchaser, when all benefit and risk in the property shall pass to the Purchaser.
- All conveyancing work in connection with the transfer of this property shall be effected by the Seller's attorney.
- Property is sold VOETSTOOTS
- The Seller is responsible to issue the gas, timber and electrical certificates (where and if applicable)

** DISCLAIMER: Ulthough the utmost care was taken to obtain and gather adequate information, van Rensburgs Auctions cannot be held liable for any misrepresentation. Information as supplied by the Seller. As information becomes available, we reserve the right to amend the brochure without notice.*