



RYNCOR PROPERTIES

Address: 456 Jan van Riebeek Street, Pretoria North, 0182
Tel: (012) 546 8409 / (012) 546 8411 | **Fax:** 086 696 5471 | **E-mail:** info@ryncor.com | **Web:** www.ryncor.com



TWO HOMES, ONE TITLE – PRIME KRANSKOP OPPORTUNITY

Erf Size: ± 4 047 m²

ONLINE AUCTION STRATING DATE: Monday, 01 December 2025

ONLINE AUCTION ENDING DATE: Friday, 30 January 2026 @ 12:00

VIEWING: Only by Appointment

CONTACT: Graeme Warrack – Cell: 068 253 6164 or Tel: (012) 546 8409 / 11

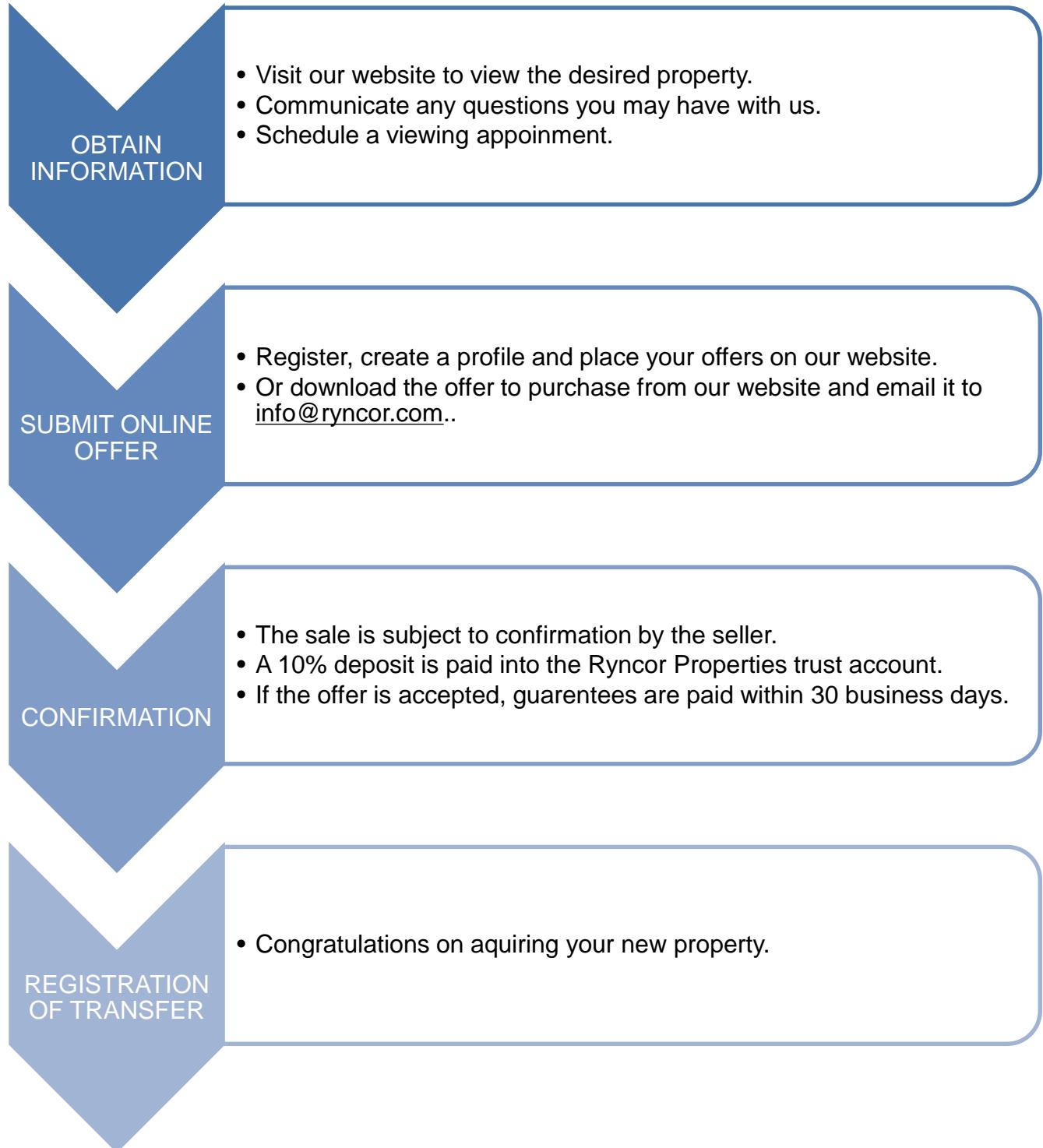
ADDRESS: Remainder Erf 68 Kranskop, Kwa-Zulu Natal Province

Transnet Reference Number: MKK0306

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

Bank: ABSA, Branch: Pretoria North, Branch code: 632005, Account Number: 4066462915

HOW IT WORKS



AERIAL PHOTO:



PROPERTY INFORMATION:

Remainder Erf 68, Kranskop – KwaZulu-Natal Province

Erf Size: ±4 047 m²

Auctioned as One Lot (Two Residential Dwellings)

This property offers investment potential in the quiet town of Kranskop and hosts two independent residential dwellings, sold together as a single unit. Situated on a gently sloping site, the property extends to approximately 4 047 m², and no sub-division is required, making it an ideal buy-to-let investment, dual-living opportunity, or redevelopment site.

Site & Improvements

The site is improved with two free-standing single-storey dwellings, each complemented by separate outbuildings, including:

- Single garages
- Staff quarters & external bathroom

The dwellings are traditionally constructed with plastered brick walls under IBR (corrugated iron) pitched roofing.

- No paving
- No boundary wall
- Basic/average finishes throughout

Additional Land

An additional undeveloped land portion of approximately 1 500 m² forms part of the property. This offers potential for future construction, expansion, gardening, or yard space, adding notable value for both residential and development use.

Construction & Finishes

Component	Description
Roofing	Pitched IBR sheeting
Superstructure	Mixture of facebrick and plastered/painted brickwork
Window Frames	Steel frames with glass insets
Outbuildings	Each dwelling benefits from a single garage & staff accommodation with a bathroom

ACCOMMODATION & BUILDING DETAILS

• Asset Ref	• Approx. Size	• Description	• Condition
• 01AP157U	• ±98 m ²	• Multi-tenanted single-storey dwelling. Older improvements with basic dated fittings.	• Extensive maintenance required. Noted defects include: <ul style="list-style-type: none"> • Cracks on exterior & interior walls • Extensive damp intrusion • Dirt-stained/peeling paintwork • Settlement noted on veranda floor (flooring caving in) • Rot-damaged roof trusses in sections • Missing bathroom splashbacks • Damaged garage door • Broken window panes
• 01AP158U	• ±119 m ²	• Tenant-occupied single-storey dwelling. Older improvements in need of maintenance.	• Defects observed include: <ul style="list-style-type: none"> • Cracks on exterior walls (further investigation required) • Dirt-stained & fading paintwork • Rusted rainwater goods • Broken window panes

INVESTMENT HIGHLIGHTS

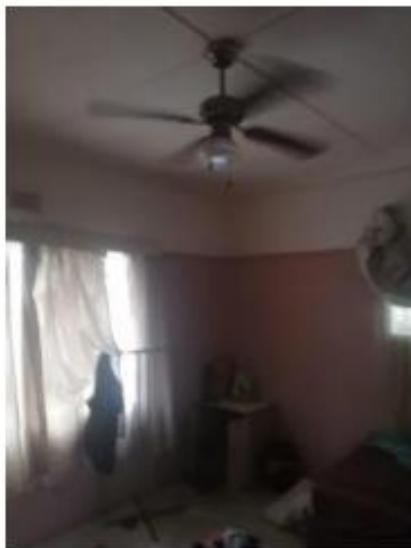
- Two separate dwellings sold as one property
- Income potential through residential letting
- Additional land (±1 500 m²) allows expansion or redevelopment
- Outbuildings with staff accommodation add rental value
- Central location within Kranskop
- Affordable refurbishment opportunity with strong upside potential

Notes

- Sold voetstoots (as is)
- Inspection of internal areas may be required post-purchase
- Repairs and structural investigation are recommended

 Contact us today to arrange your exclusive viewing!

PHOTOS:



PHOTOS:



PHOTOS:

