

INFORMATION PACK

FOR

SPACIOUS 3 BED HOME

CENTRAL LOCATION WITH EXCELLENT CONNECTIVITY

8 SIMON VAN DER STEL AVENUE, STILFONTEIN



ON SITE AUCTION – Wednesday, 19 November 2025 @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 1183, STILFONTEIN EXT 2, NORTH-WEST – IP

Title Deed: T53501/2018

Known As: 8 SIMON VAN DER STEL AVENUE, STILFONTEIN

Extent: 1083m²

Local Authority: CITY OF MATLOSANA

Registration Division: IP

Province: NORTH-WEST

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

Property Description

Nestled in the quiet, established suburb of Stilfontein, this home offers the perfect blend of space, affordability, and everyday convenience with easy access to the N12.

Perfectly suited for families, the area offers convenient access to reputable schools such as Laerskool Stilfontein and Hoërskool Stilfontein, all within walking distance. Daily essentials — including shops, clinics, and banking services — are just minutes away, while the nearby Matlosana Mall in Klerksdorp provides a wide range of national retailers, dining options, and entertainment facilities.

Strategically positioned within the established KOSH Corridor, this home enjoys **seamless access to Klerksdorp, Orkney, and other key economic hubs**. It presents an excellent opportunity for professionals, families, and investors seeking connectivity, convenience, and long-term value.

This home offers 3 bedrooms and 1.5 bathrooms, complemented by spacious living areas that provide ample room for relaxation and entertainment. Outside, the property boasts a patio, Lapa, and a secure garden area with ample space.

Stilfontein lies along the N12 Treasure Route, offering direct road access to Johannesburg and Kimberley, while regional routes connect easily to Potchefstroom, Orkney, and Hartbeesfontein.

With its central location, strong community atmosphere, and close access to essential amenities, this property is a standout option for those looking to settle in a well-connected, family-friendly environment.

Rates & Taxes: ± R484.00

KOSH Corridor

The KOSH Corridor refers to a cluster of four closely linked towns in the North-West Province:

- K – Klerksdorp
- O – Orkney
- S – Stilfontein
- H – Hartebeesfontein

These towns share a regional economy, infrastructure network, and labor market. The term “KOSH” is commonly used to describe this interconnected zone.



Photos



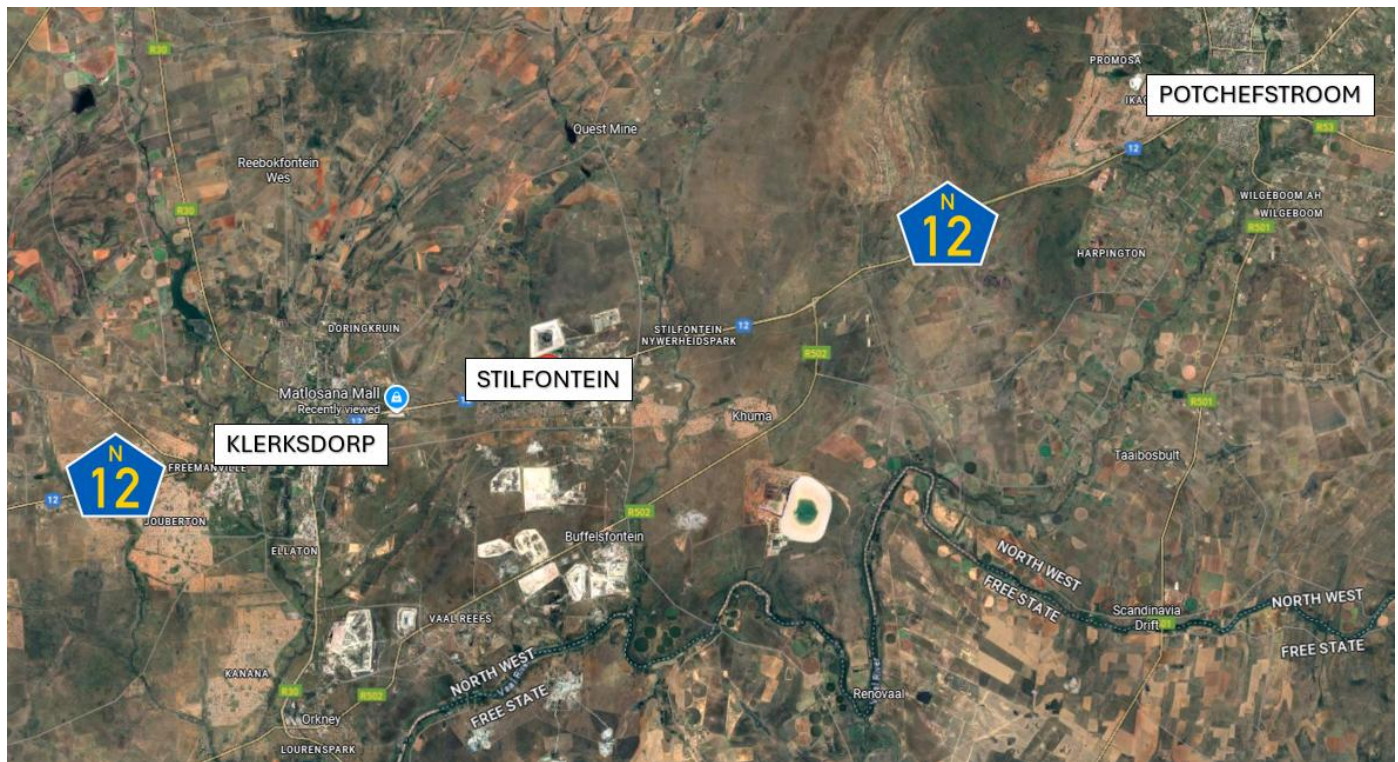


Map



GPS Co-Ordinates $26^{\circ}50'24.7''S$ $26^{\circ}46'24.7''E$
-26.840206, 26.773531





Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.
 Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.
 5% Deposit payable on the fall of the hammer.
 10% Commission, + VAT on Commission, payable on the fall of the hammer.
 45 Days for Guarantees.
 7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

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