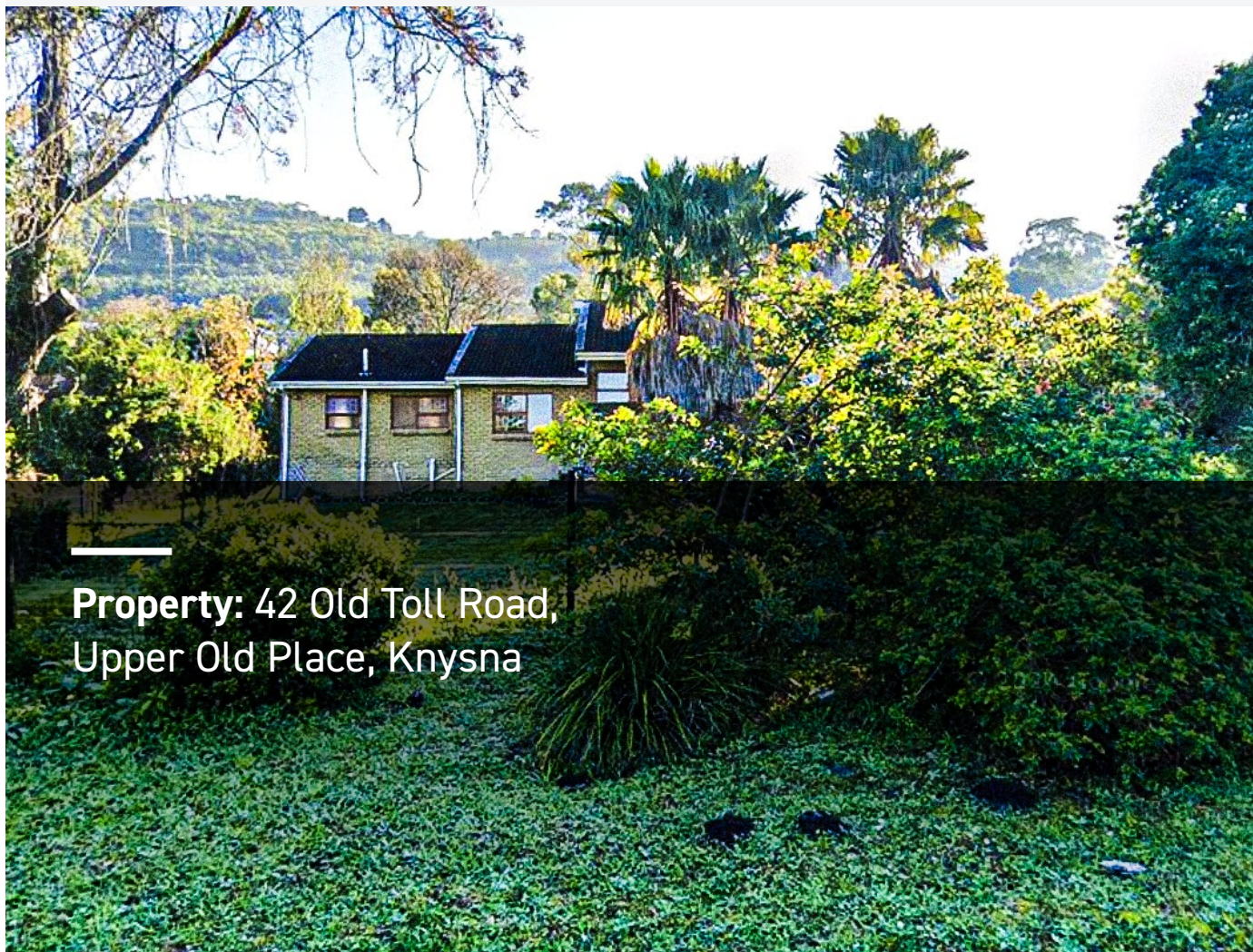




Property: 42 Old Toll Road,
Upper Old Place, Knysna



SIMULCAST RESIDENTIAL PROPERTY
KNYSNA LOCAL MUNICIPALITY
17 APRIL 2026

Erf:

2463 Knysna

Auction Type:

Onsite Simulcast Auction

Auction Date:

17 April 2026 @ 10:00 AM

Seller:

Knysna Municipality

Registration Deposit:

R20 000 refundable

Auctioneer:

Riley Auctions

Head Office: No. 3 Berkswell Road, Johannesburg, 2090

 www.riley.africa |  011 440 5663 or  079 610 5049 |  admin@rileyauctions.co.za / info@rileyauctions.co.za

Auction Summary

**Registration Deposit:**

R20 000 refundable

**Purchaser's Deposit:**

10% payable on fall of the hammer

**Commission:**

Buyer's commission applicable

**VAT:**

VAT applicable on bid amount

**Admin Fee:**

R2 500

**Occupation:**

On registration of transfer

**Risk & Control:**

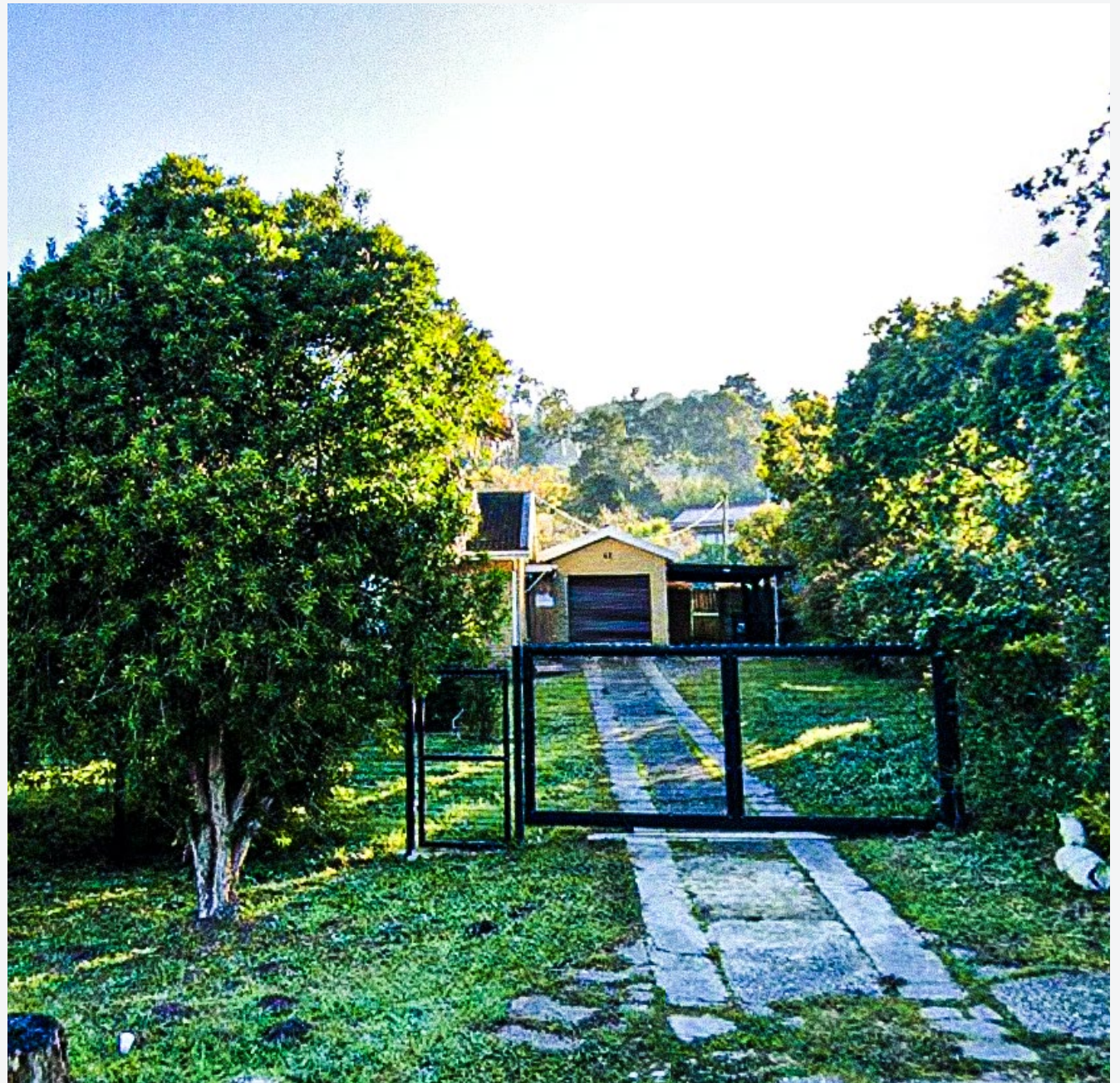
Passes on transfer

**Rent Roll:**

Vacant

**Occupancy Certificate:**

Valid



Property Overview



Address

42 Old Toll Road, Upper Old Place,
Knysna



ERF

2463



Extent

1,808 m²



Zoning

Residential
(Single Residential Zone 1)



Owner

Knysna Municipality



Municipal Evaluation

± R2,200,000



Coordinates

-34.038842 / 23.072888

Location & Area Highlights

- Situated in Upper Old Place suburb east of Knysna town centre
- Views toward Thesen Island and proximity to marina and town amenities
- Middle to high income residential area
- Established suburb with comparable plot sizes and improvements
- Strong demand for similar residential properties
- Comparable price range in area: R1,800,000 – R2,450,000

Property Description

Single storey dwelling with attached outbuilding

3 Bedrooms

2 Bathrooms

Single garage & Carport



Lounge & Kitchen

Wire mesh fencing



Conventional construction



Precast walling

Improvements generally in good condition

Features / Key Selling Points



Large 1,808 m² erf



Established residential suburb



Good condition improvements



Municipal services connected



Residential zoning with development potential



Additional outbuilding and carport



Strong demand area



Vacant possession available



Investment / redevelopment opportunity

Property Information Table

Item	Details
Erf Number	2463
Address	42 Old Toll Road, Upper Old Place
Town	Knysna
Extent	1,808 m²
Zoning	Residential
Owner	Knysna Municipality
Title Deed	T1873/1965
Municipal Valuation	± R2,200,000
Latitude	-34.038842
Longitude	23.072888

Financial / Investment Highlights



Estimated Market Value
± R2,200,000

Comparable sales between

R2,000,000
- **R2,450,000**



Replacement cost estimate

± R2,310,750
(excl VAT)



High demand residential node

Vacant property suitable for resale or
rental strategy



Photos, Maps & Amenities



Aerial View

- 1. Front elevation
- 2. Main dwelling
- 3. Outbuilding
- 4. Site locality
- 5. Aerial photograph



SURROUNDING AREA

The neighborhood of Old Place is described as a “hidden gem” in Knysna, characterized by:

Natural Beauty: Close to scenic hiking trails in the Knysna Forest and the Knysna Lagoon.

Amenities: Within a short distance of various local eateries, artisanal shops, and fresh produce markets.

NEARBY SCHOOLS

Knysna Primary Pre-Primary School, Oakhill School, Doodlebugs, Queen Bee Pre-Primary School, Chris Nissen Primary School, Knysna High School, Knysna Primary School.

NEARBY HOSPITALS

Knysna Provincial Hospital, Life Knysna Private Hospital, Advanced Knysna Surgical Centre.

PUBLIC SERVICES

Education: Knysna Christian Mission School | **Transport & Public Services:** Cathy Park | **Health:** Knysna Provincial Hospital | **Education:** Tembelitsha Primary. | **Transport & Public Services:** Knysna Police Station. | **Education:** Concordia High School

SUBURB TREND DATA

Kamdebo Ave, Old Place: R2 050 000, 33 Boekenhout Ave, Old Place: R2 275 000, 37 Old Toll Road, Old Place: R800 000

Legal / Disclaimer Section

Information provided without guarantee of accuracy

Buyer responsible for due diligence

Property sold subject to auction rules

Transfer subject to conditions of sale

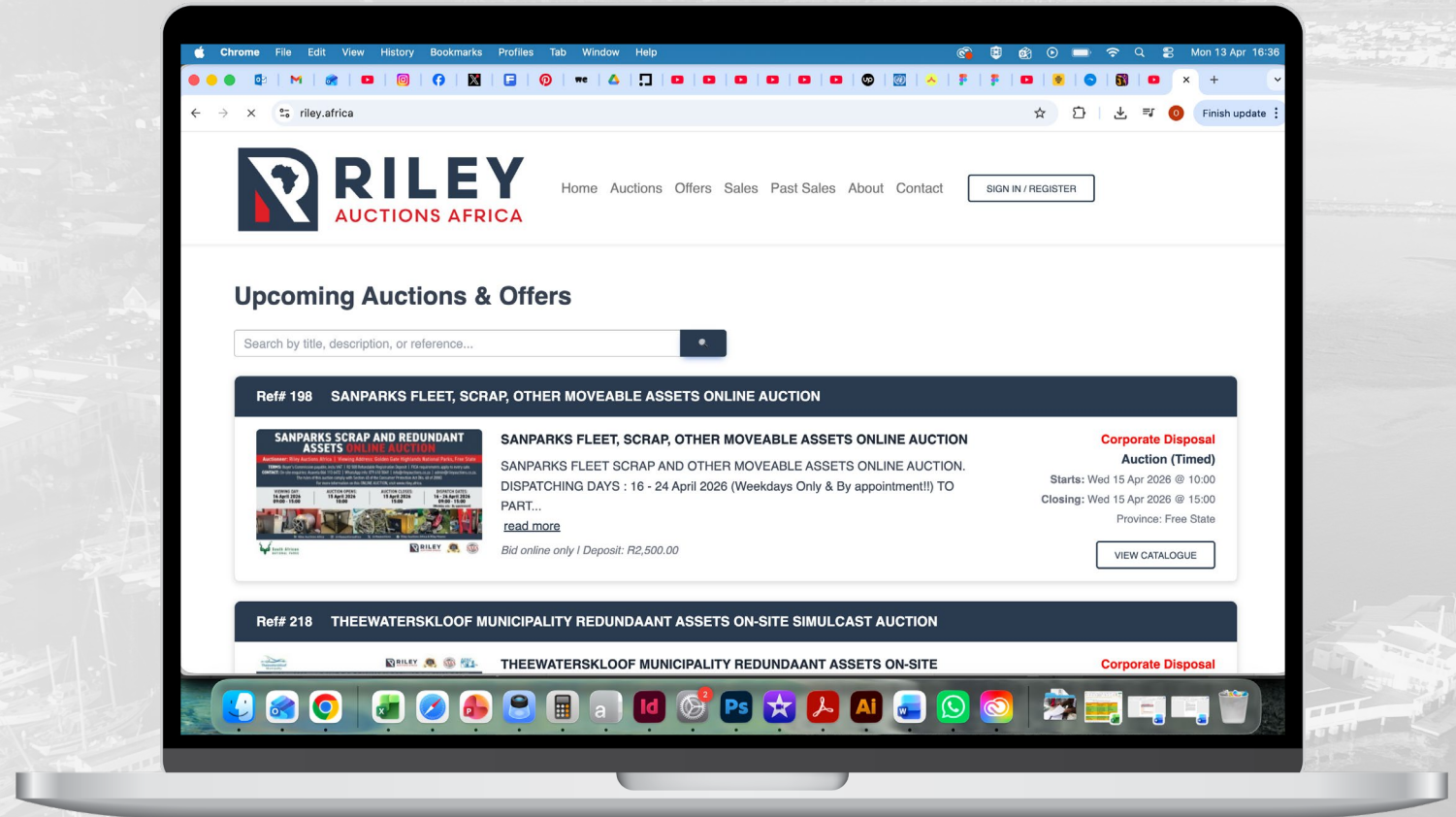
Electrical certificate required prior to transfer

Property sold as-is

Legal / Disclaimer Section

Click [here](#) for more details to this auction:

- Title deed information
- Valuation report
- Locality plan
- Aerial photograph
- WinDeed report
- Comparable sales data
- Replacement cost breakdown
- OTP agreement
- How to register
- How to bid on Simulcast



Contact Person

Makabongwe Mpambani

Business Development
Manager

☎ +27 78 238 6066

