

ON AUCTION

Galetti



Backpackers for Sale in Barrydale

4 Tenant Street, Barrydale, Swellendam

08 May 2025 @ 12h00

King David Mowbray Golf Club, 1 Raapenberg Road, Mowbray, Cape Town

Viewing By Appointment

Registration Fee: R50 000 (Refundable Deposit)



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Table of Contents

Property Description

Low Down

Map & Pictures

Locality

Municipal Accounts

Title Deed

Property Report

Let's Chat



Investment Rationale

Established lodge/backpackers that generates a Nett Profit of R1.5m per annum

Property is located on the popular R62, "Barrydale Strip" along with other popular tourist spots

Perfect for events, the property has a liquor license for on-site consumption

Facilities include the Dung Beetle Pub & restaurant and all equipment in the sale

The accomodation has capacity for 12 guests and enjoys average occupancy of 70-80%/anum

Property Information

GLA

450m²

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The Low Down

Registered Owner	Fibstars Pty Ltd
Registration Number	2016/161687/07
VAT Registered	No
ERF Number	1236, Barrydale
ERF Size	657m ²
Township	Barrydale
Zoning	Residential 1

MUNICIPAL INFORMATION

Municipality	Swellendam Local Municipality,
Monthly Rates	± R992

TITLE DEED INFORMATION

Number	T58039/2017
Registration Date	2017/10/04
Municipal Area	Swellendam

[Click here to register](#)

*All amounts are exclusive of VAT

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Financial Breakdown

EXPENSES	
Property Rates	(R11,904)
Expenses based on management statement	(R393,561)
Water	(R11,815)
Refuse	(R2,928)
Gross Annual Expenses	R420,208

[Click here to register](#)

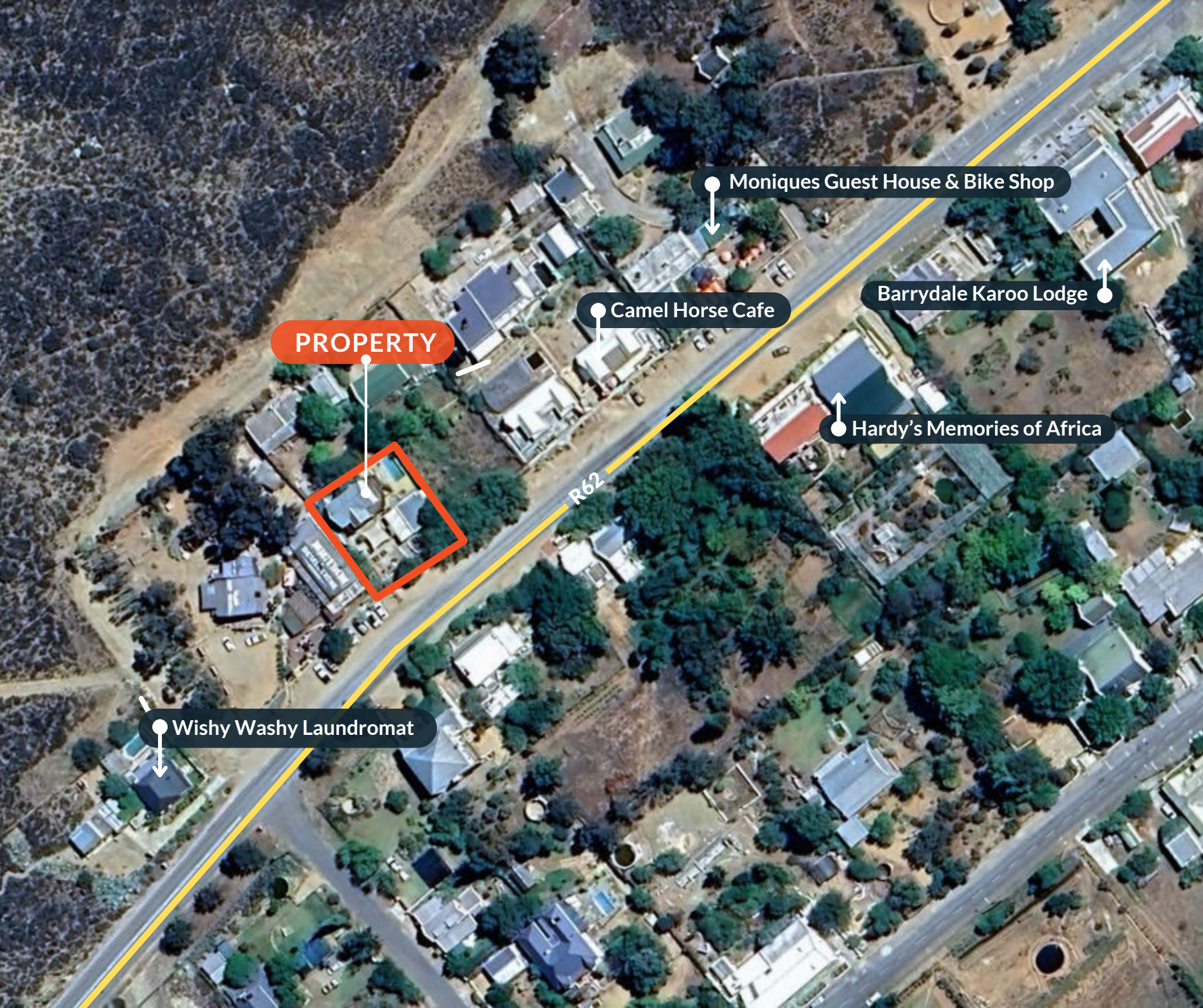
*All amounts are exclusive of VAT

D A T A R O O M

Access all relevant supporting documents

Municipal Account	View
Liquor License	View
Management Account	View
Asset Register	View

[Click here to register](#)



PROPERTY

Moniques Guest House & Bike Shop

Camel Horse Cafe

Barrydale Karoo Lodge

Hardy's Memories of Africa

Wishy Washy Laundromat

R62



The Country Pumpkin Restuarant

Camel Horse Cafe

Diesel & Creme Cafe









Why Buy on Auction?

Potential Bargains

Variety

Transparency

Fair Market Value

Fast Transactions

Opportunity for Profit

Exclusivity

Sellers' Motivation

Auctions provide a unique and attractive alternative to traditional real estate sales. With a set date and competitive bidding, sellers benefit from increased buyer interest and higher sales prices. The transparent process is efficient and accelerated, with targeted marketing and online bidding reaching a wide range of potential buyers. We look forward to working with you and delivering successful auction results.

One Place. Sharing Ideas. Moving Property.

Contact us

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TO REGISTER

To register to bid on behalf of a company or in your personal capacity, please send the relevant FICA to auction@galetti.co.za

Registration deposit

R50,000

(paid via EFT/Credit Card prior to auction).

On Auction Day

Highest bidder required to pay a deposit of 5% plus 10% buyers' premium (plus VAT) into Galetti Trust account immediately (EFT/credit card).

The Balance of the Purchase

The balance of the purchase to be paid by the Purchaser within 40 business days after the offer is accepted.



Disclaimer: The property being auctioned is sold strictly on an "as-is" basis with no representations, warranties or guarantees, whether express or implied, including but not limited to any warranties of merchantability or fitness for a particular purpose. All potential buyers are strongly encouraged to conduct their own due diligence and inspections prior to bidding. The auctioneer and the seller make no representations or warranties as to the condition, quality, nature, value or title of the property being auctioned, and expressly disclaim any responsibility for errors, omissions, or inaccuracies in the information provided. Any reliance on the information provided is solely at the risk of the buyer. All bids are final and binding and the highest bidder at the auction will be required to execute a binding contract and pay a deposit and buyers premium on the day of auction.