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RESIDENTIAL PROPERTY

95 SOUTHWARD HO' ROAD
PRINCE'S GRANT GOLF ESTATE
NORTH COAST, KZN

THURSDAY, 17 JUNE 2021 @ 11:00 AM

VENUE: THE OYSTER BOX - 2 LIGHTHOUSE ROAD, UMHLANGA ROCKS, KWAZULU-NATAL

ANDREW GIDDY: 082 601 9278 | 031 579 4403
WWW.IANWYLES.CO.ZA

Viewing by Appointment only

Terms & Conditions

Please note that in order to be approved for bidding, you are required to send us: Proof of Payment & Original Proof of FICA Documents. R 50 000.00 Registration Deposit by EFT must be paid. All bids are exclusive of Commission + VAT. Ian Wyles Auctioneers may bid up to reserve on behalf of the sellers. The above is subject to change without prior notification.

Auctioneer: Ian Wyles

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Auction Information

Deposit 5% of bid price payable by The Purchaser on the fall of the hammer

Commission 10% plus VAT thereon of the bid price payable by the Purchaser on the fall of the hammer

Terms and Conditions

If you are the successful bidder, the following is applicable:

- **45 Day Guarantee Period from confirmation of sale by the Seller**
- **Possession & occupation of property on registration**
- **Electrical (including electric fencing), woodborer and gas compliance for the Purchaser's account, if applicable**

Banking Details

Ian Wyles Auctioneers and Appraisers (PTY) LTD - (EAAB Approved Trust Account)
Account Number – 40-9642-2381
Branch Name – Absa Bank Durban North
Swift Code – ABSA ZA JJ
Branch Code – 632005
Reference: Use Name and Property Address

Disclaimer
Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS Ltd nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of IAN WYLES AUCTIONEERS or the Sellers or any other person

INFORMATION

PRINCE'S GRANT GOLF ESTATE

General

Property Address	95 Southward Ho' Road, Prince's Grant Golf Estate North Coast, Kwazulu Natal

Title Deed Information

Title Deed Number	T60682/2007
Title Deed Description	Erf 95 Prince's Grant Kwadukuza Kwazulu Natal
Extent	704 m²

Locality

Set along the dramatic landscape of KwaZulu-Natal's North Coast, Prince's Grant is an award-winning Residential and Golf estate on the North Coast, offering the very best in prestigious golfing and luxury accommodation.

Situated in a location rich in local history that dates back to 1856, the Prince's Grant Estate is bordered by lush sugar cane fields and the warm waters of the Indian Ocean.

The region is governed by the KwaDukuza Local Municipality, which governs Ballito, Salt Rock, Sheffield Beach, Umhlali, Shakaskraal, Tinley Manor Beach, KwaDukuza, Blythedale Beach and Zinkwazi Beach.

The towns of Ballito and KwaDukuza are the primary commercial hub in the North Coast with new developments such as new shopping centres, other retail outlets, private schools and a private hospital.

The North Coast is connected by the N2, R74, R102 and M4.

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INFORMATION PRINCE'S GRANT GOLF ESTATE

General Comments

The property is in well-maintained condition. Please note that we have not arranged for tests of inspections of the service installations.

Estate Facilities

- Peter Matkovich design, 18-hole links / parklands layout golf course which is rated top 20 in the country and has received "Five Star Golf Experience" award
- Private club house at the lodge offering fully equipped Pro-Shop, Mulligans Pub and a Bunkers Restaurant
- Private beach (electronically controlled gate access), surf lagoon, rock and dam fishing
- Nature trails with lagoon boardwalk, canoes and bird watching
- 3 swimming pools, tennis, squash, soccer field, children's jungle gyms and recreation room
- Conference facilities with beauty salon for pampering

Property Description

This Golf House offers the perfect get away in a tranquil and peaceful setting tucked away in the lush green sugar cane fields of KwaZulu Natal, North Coast also known as Dolphin Coast, offering breath-taking views of the golf course, sea and coastal forest, comprising:

- ✓ Entrance Hall
- ✓ Open plan lounge, kitchen, scullery and dining area leading onto braai patio & balconies
- ✓ Pantry and storeroom
- ✓ 5 master bedrooms with en suite bathrooms, walk-in dressing room, balconies overlooking golf course, sea (breaker view), lagoon, forest and sugar cane fields

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INFORMATION PRINCE'S GRANT GOLF ESTATE

- ✓ Study area within one of the master bedrooms
- ✓ Guest toilet
- ✓ Large entertainment area and playroom area leading to balcony and garden
- ✓ Entertainment patio with built in braai unit
- ✓ Two Double garages with additional parking space for 4 golf carts
- ✓ Garage storeroom and wine cellar
- ✓ Enclosed laundry drying yard
- ✓ Established garden

Expenses

Monthly Rates : ± R 2 338.00

Monthly Levy : ± R 5 567.00 (includes Golf Membership for main member & immediate family and a round of golf will cost R 16 per member).

Included : R 10 000 Golf Debenture and a R 44 000 Lodge Debenture (Golf Course & Lodge belong to the Homeowners)

Value Added TAX

The Seller is a VAT vendor. VAT applies over and above the Purchase Price.

Lease/ Occupancy

The Property tenanted. The lease expires 30/09/2021.
Monthly Rental is R 19 000.00.

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IMAGES PRINCE'S GRANT GOLF ESTATE

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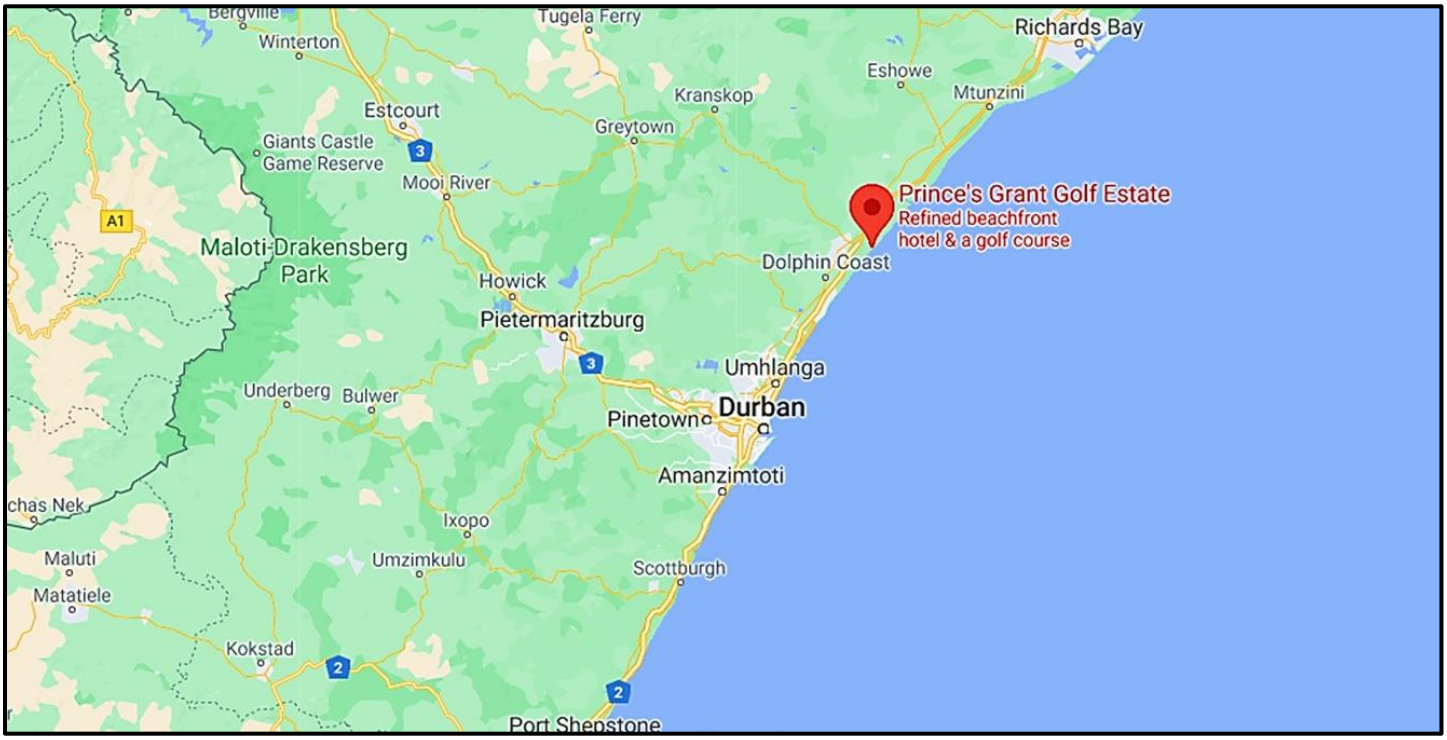
AERIAL PRINCE'S GRANT GOLF ESTATE



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