

ON-LINE "ZOOM" & LIVE AUCTION

LIQUIDATION



**7 DAWNCLIFFE ROAD
WESTVILLE, DURBAN**

WEDNESDAY, 27 MARCH 2024 @ 11:00AM

VENUE: THE OYSTER BOX, 2 LIGHTHOUSE ROAD, UMHLANGA ROCKS

CRIAG WOOD: 083 799 4403 | 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

Property Summary
Locality Maps
Pictures
Additional Information

Auction Information

A 5% Refundable Deposit 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
(Property Practitioners Regulatory Authority 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

General

Property Address 7 Dawncliffe Road, Westville, Durban

Title Deed Information

Title Deed Number T22357/1992

Title Deed Description Remainder of Erf 2432 (Rem of Westville) Westville, Ethekewini, Kwazulu Natal

Extent 1619 m²

Locality

The subject Residential Property is centrally located within Westville, Durban, in close proximity to all amenities and the N3 freeway.

Condition

The Property is in fair condition. Please note that we have not undertaken a structural survey nor have we arranged for tests of inspections of the service installations.

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Property Description

A single storey family residence, comprising:

- ✓ Entrance Hall
- ✓ Lounge / Dining area with gas fireplace
- ✓ TV Lounge (with built-in desk)
- ✓ Fitted Kitchen with 5-burner gas hob, eye-level-oven and island unit with breakfast counter and Scullery
- ✓ 4 Bedrooms (MES) all with laminate strip flooring and split air conditioner
- ✓ 1 Family Bathroom
- ✓ Guest Toilet
- ✓ Air-Conditioned throughout
- ✓ Double Open Plan Garage with automated fiberglass door
- ✓ Entertainment patio ($\pm 72 \text{ m}^2$)
- ✓ Swimming pool

Additional Features:

- ✓ Automated sliding gate access from Dawncliffe Road
- ✓ Bitumen Driveway and outside parking area
- ✓ Fully walled boundary with additional electric strand fencing
- ✓ CCTV surveillance system

Expenses

Monthly Rates : $\pm R 2 148.33$ (Estimated)

Value Added TAX

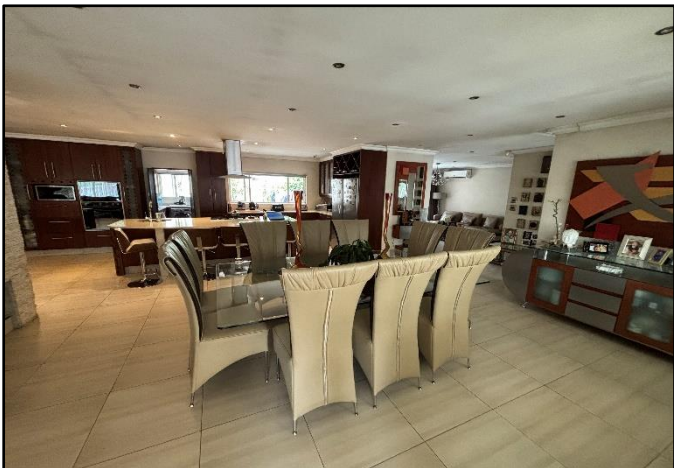
The Seller is a VAT vendor. VAT applies over and above the Purchase Price.

Lease/ Occupancy

The Property is occupied by the members.

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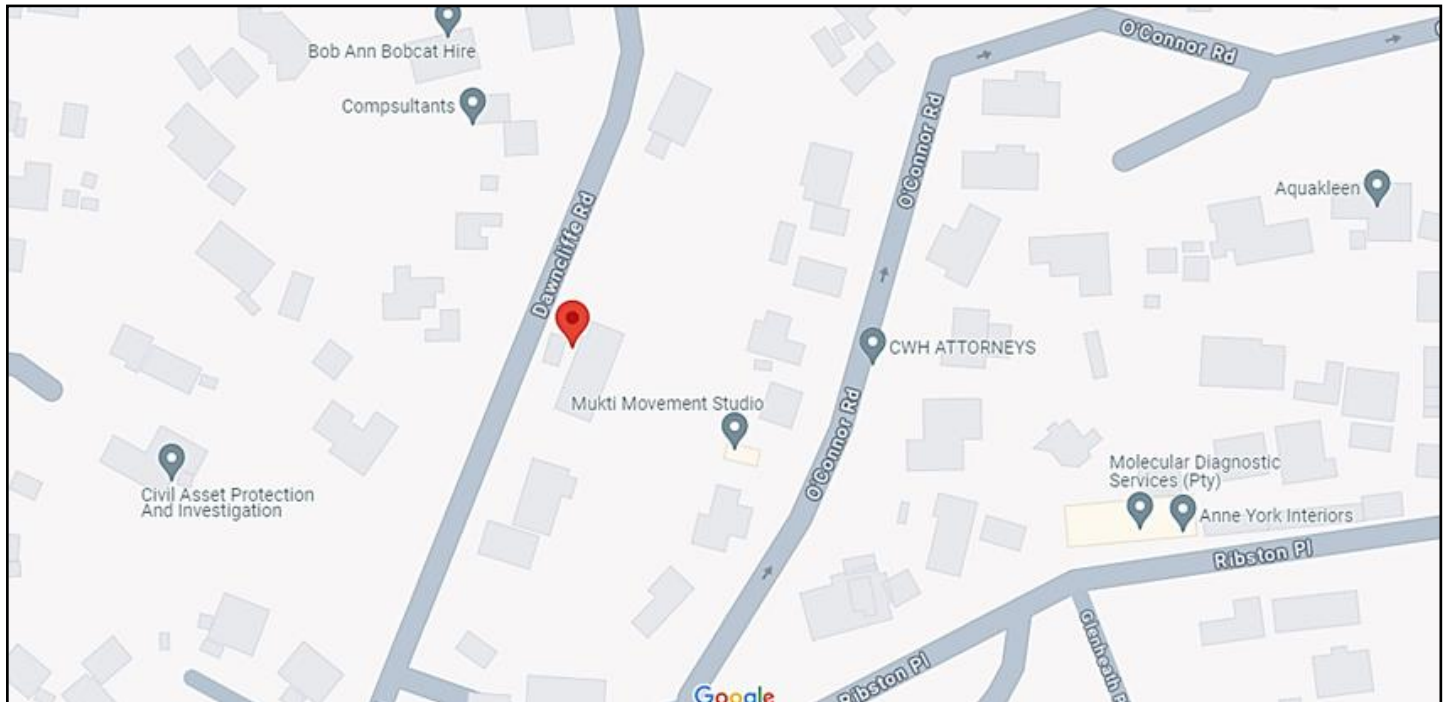


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AERIAL

7 DAWNCLIFFE ROAD, WESTVILLE



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