

PARTIALLY DAMAGED RESIDENTIAL PROPERTY



MULTI-USE PROPERTY

**3 HILLHEAD ROAD, BLUFF, DURBAN
KWAZULU NATAL**

OFFERS FROM R1,100,000.00 (ALL INCLUSIVE)

IAN WILLIAMS : 073 347 8407 | 031 579 4403

WWW.IANWYLES.CO.ZA

Viewing by Appointment only

Property Summary

Locality Maps

Pictures

Additional Information

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

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INFORMATION**3 HILLHEAD ROAD, BLUFF, DURBAN****General**

Property Address 3 Hillhead Road, Bluff, Durban, Kwazulu-Natal

Title Deed Information

Title Deed Number T6807/2001

Title Deed Description PTN 5, ERF 1508, Wentworth, eThekweni Kwa-Zulu Natal

Extent 929 m²

Locality

The property is at the end of a short cul-de-sac off the main road, Marine Drive, of the popular suburb The Bluff.

General Comments**GENERAL COMMENTS:**

- Partially Damaged – Missing Electrical Wiring & Plumbing Piping & Fittings.
- Fix Upper to make it your own
- This property would be ideal as an extended family home.
- With distant inland views.
- Has an income-generating flat below the main house.
- Swimming pool, on the higher side of the property with magnificent inland views.
- Large family residence, 5 x bedrooms, 4 x bathrooms, two kitchens.
- Work from home, from a separate level of the main house. 3 x rooms, kitchen, bathroom
- Multi Tenanted opportunity.

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INFORMATION

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The Residential Property consists of:

- Three bedrooms, the main with en-suite and sliding doors to a balcony with inland views.
- Family bathroom with a shower and a bath.
- Separate kitchen.
- Large dining room.
- Lounge with extensive inland views.
- Open parking for approximately 5 cars.
- Enclosed veranda off lounge.
- Separate domestic worker rooms.
- A large storeroom
- Flat that has, two bedrooms, one bathroom and kitchenette.

Expenses

Monthly Rates : ± R 1 505.00 (Estimated)

Value Added TAX

The Seller is not a VAT vendor. Transfer costs apply.

Lease/ Occupancy

The property is Vacant.

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IMAGES

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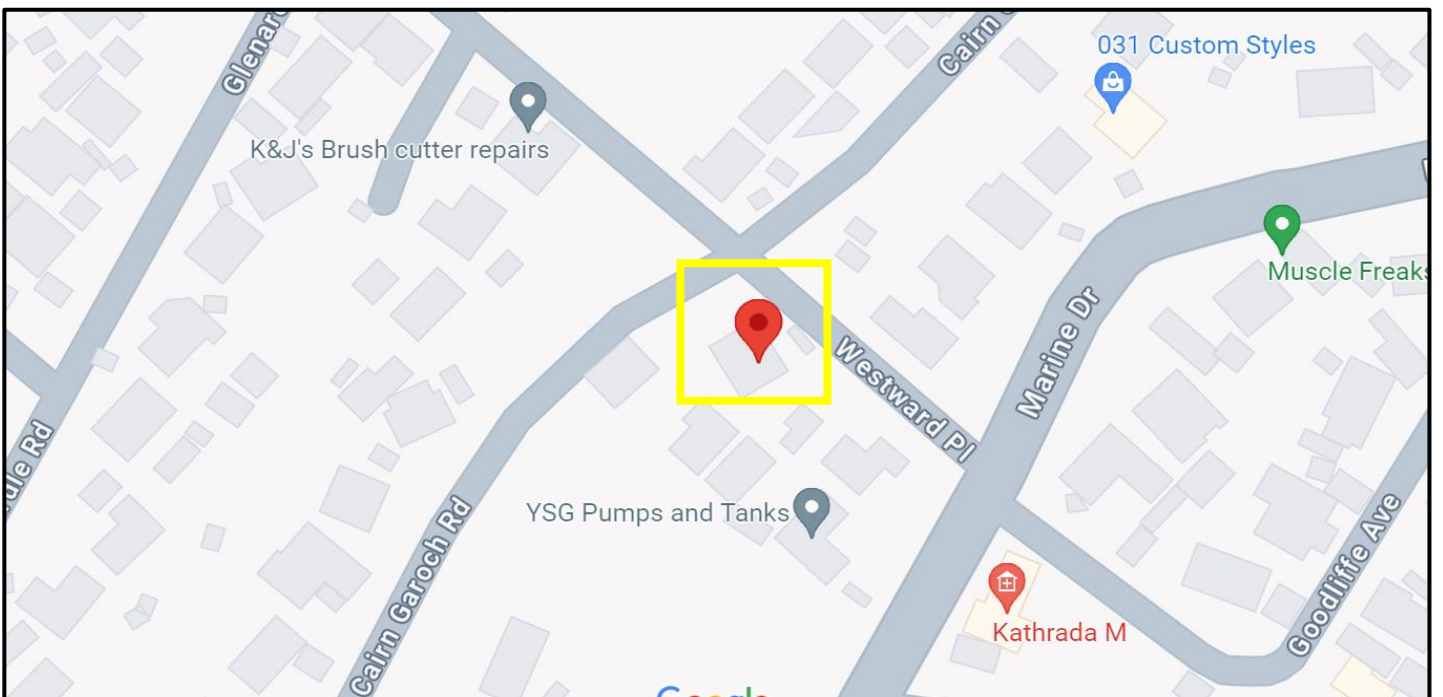
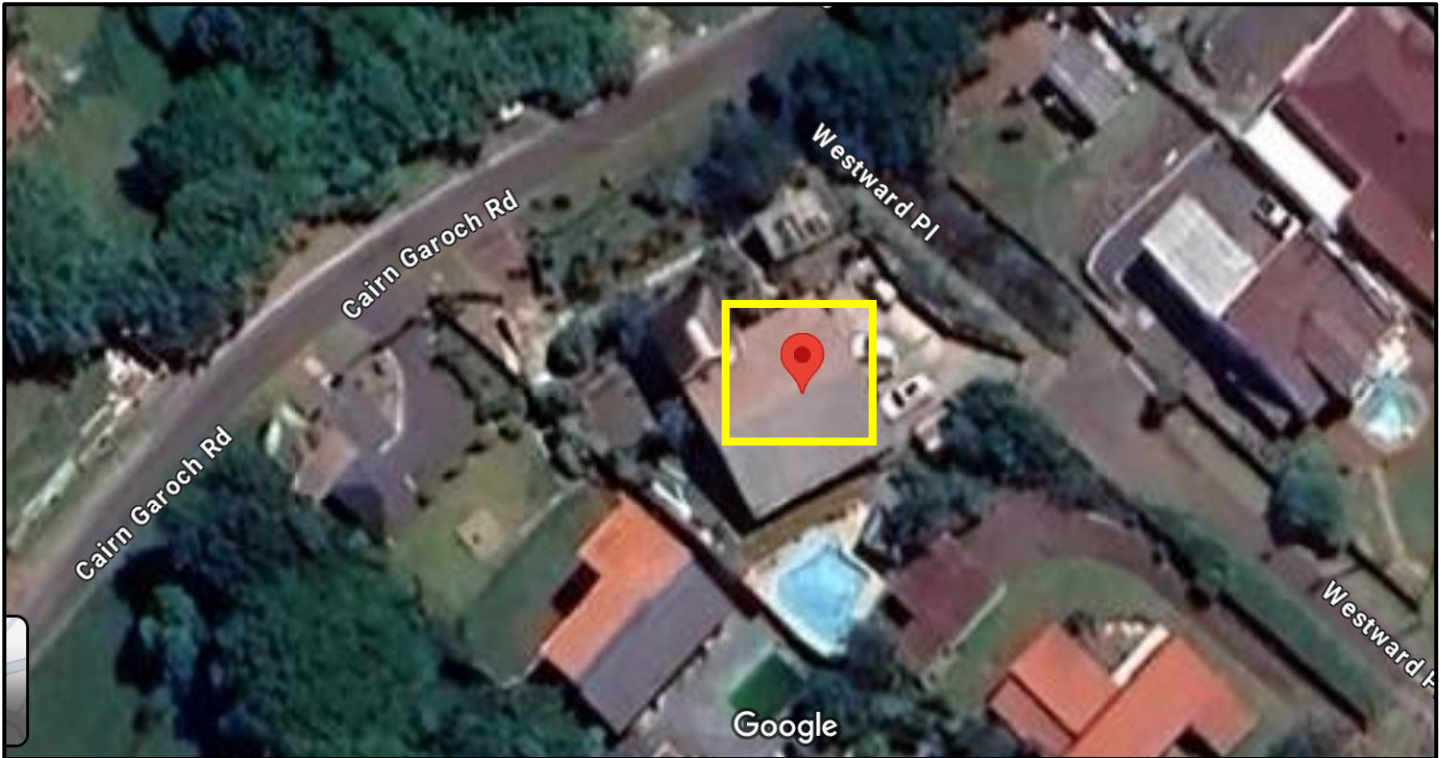


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AERIAL

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