

LIVE & ON-LINE VIA "ZOOM" AUCTION

# DECEASED ESTATE

## 4 BEDROOM HOME IN ATHLONE PARK



**7 HUDD ROAD, ATHLONE PARK, AMANZIMTOTI**

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

**27 MARCH 2025 @ 11H00**

**WES JOHNSTON: 069 249 3242 | 031 579 4403 | [www.ianwyles.co.za](http://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 Refundable Registration Deposit by EFT/ Cash 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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## 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.

# TERMS & CONDITIONS

## The Property Terms

- **5% Deposit of bid price payable by The Purchaser on the fall of the hammer**
- **10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer**
- **14 Days Confirmation Period**
- **45 Day Guarantee Period from confirmation of sale by the Seller**
- **Possession & Occupation of Property is on Registration of Transfer**
- **Electrical, Entomologist and Gas Compliance Certificate for the Purchaser's account (including electric fencing), if applicable**

## Banking Details

<b>Name of Bank:</b>	<b>ABSA Bank Limited</b>
<b>Name of Account:</b>	<b>Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)</b>
<b>Account Number:</b>	<b>40-9642-2381</b>
<b>Branch Name:</b>	<b>ABSA Bank Durban North</b>
<b>Swift Code:</b>	<b>ABSA ZA JJ</b>
<b>Branch Code:</b>	<b>632005</b>
<b>Reference:</b>	<b>Your Name and Property Address</b>

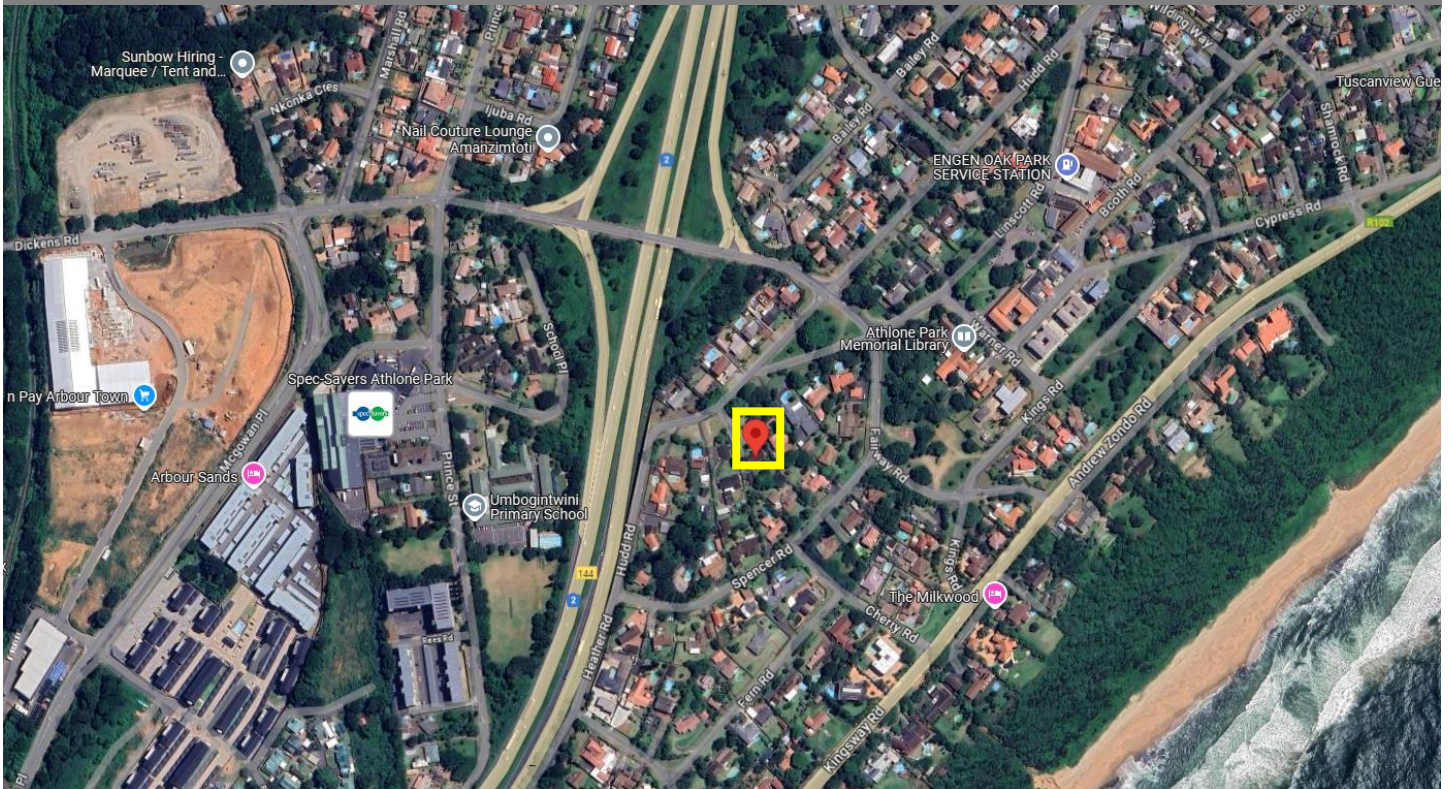
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# LOCALITY

The subject property is situated within the residential suburb of Athlone Park, Amanzimtoti. The suburb is centrally located within close proximity to the N2, beach, shopping centres, hospitals and places of worship.

## 7 Hudd Road, Athlone Park, Amanzimtoti



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# PROPERTY INFORMATION

## General

**Property Address:** 7 Hudd Road, Athlone Park, Amanzimtoti

## Title Deed Information

**Title Deed Description:** ERF 1227 Amanzimtoti Extension 3

**Extent:** 2 392 m<sup>2</sup>

**Title Deed Number:** T31297/1980

## Municipal Information

**Zoning:** Residential

## General Comments

The subject 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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# ADDITIONAL INFORMATION

The subject property is a single storey brick and plaster residence with clay roof tiles, situated above road level, secured by a pre-cast concrete wall with ingress and egress via steel automated gate to bitumen driveway.

The main residence comprises:

- 4 Bedrooms,
- 1 Bathroom,
- Guest Toilet,
- Fully Fitted Kitchen,
- Lounge, and
- Dining Room

The residence includes a single lock up garage, two double length car ports, swimming pool, storage room, staff change room and a large garden.

## Expenses

Monthly Rates: ± R 1 589.77 (Estimated)

## VAT Status

The Seller is NOT VAT Registered – Transfer Duty Applicable.

## Lease/Occupancy

The property is currently vacant and will be sold with vacant occupation.

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# PICTURE GALLERY



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# PICTURE GALLERY CONTINUED



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