

**PRIVATE TREATY**

**R1 425 000.00**

**EXQUISITE 3-BEDROOM APARTMENT  
IN SELBORNE PARK GOLF ESTATE  
LUXURY COASTAL LIVING**



**SECTION 39 SS SELBORNE PARK, SELBORNE GOLF  
ESTATE, PENNINGTON, KWAZULU-NATAL**

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**Viewing: By Appointment only**

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## 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>

### 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.

# LOCALITY

Selborne Park is an exclusive residential and golfing estate located within Pennington, a small coastal town on the South Coast of KwaZulu-Natal, South Africa. The estate is part of the Selborne Golf Estate, Hotel & Spa, a prestigious development known for its lush landscapes, upmarket homes, and world-class golfing facilities. Nestled between rolling hills and the warm waters of the Indian Ocean, this area is renowned for its tranquil setting, natural beauty, and close proximity to both urban conveniences and untouched coastal reserves.

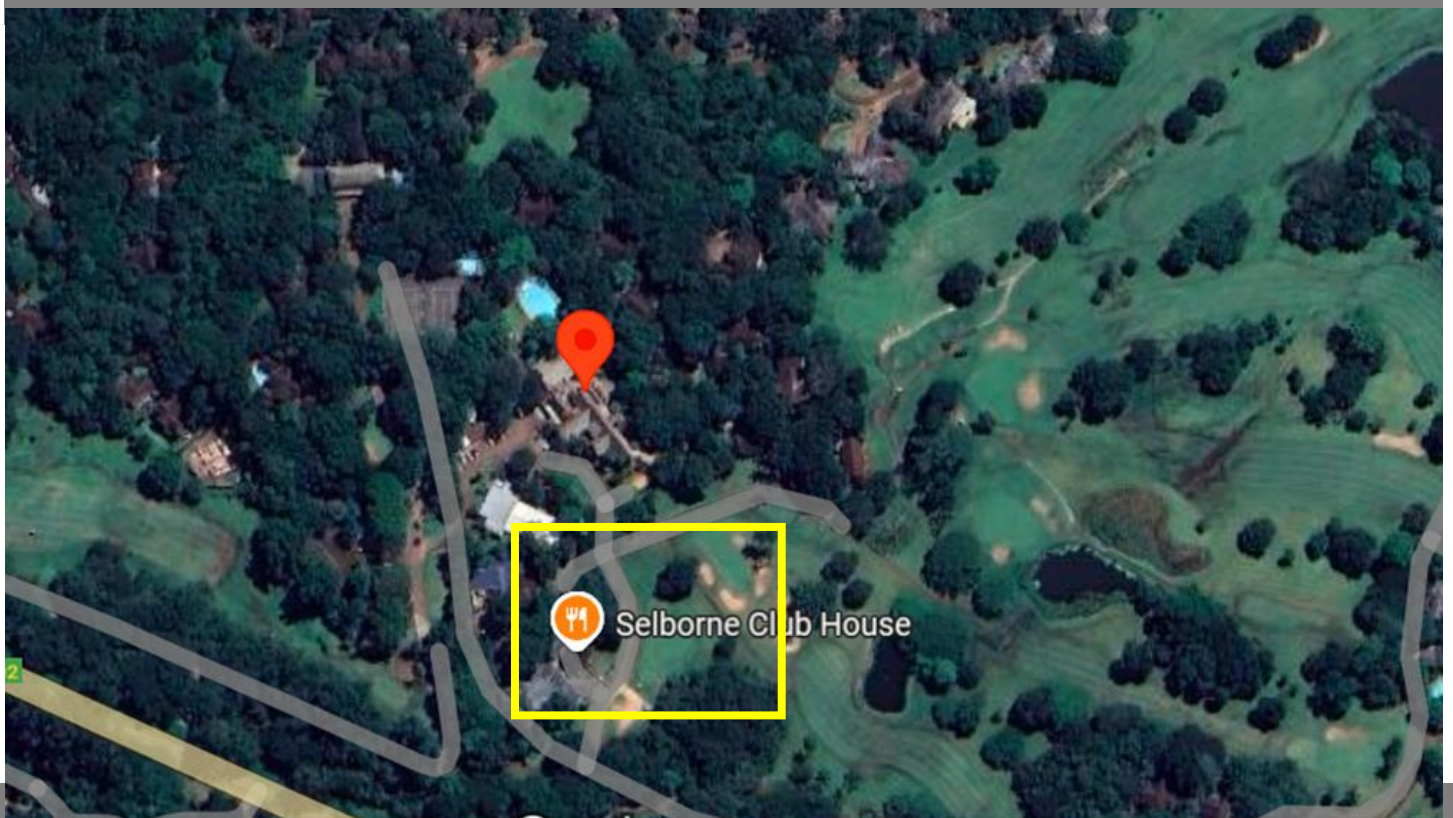
Selborne Park is situated just off the R102, the main coastal road that runs parallel to the N2 highway, which connects Durban (about 75 km north) to the Hibiscus Coast and Eastern Cape. The estate is about:

- 10 km south of Scottburgh (a larger nearby town with more amenities)
- 75 km south of Durban (a major metropolitan hub)
- 95 km from King Shaka International Airport

Pennington itself is a quiet seaside village, and Selborne Golf Estate lies inland, slightly elevated, providing beautiful views of the surrounding indigenous coastal forest and manicured fairways.

Selborne Park, located within Selborne Golf Estate in Pennington, KwaZulu-Natal, is a prestigious and tranquil coastal retreat. With its luxury homes, top-tier golf facilities, and lush surroundings, it provides an exclusive yet relaxed lifestyle. Whether for permanent residence, investment, or holiday getaways, it offers a unique blend of security, leisure, and natural beauty.

Selborne Park, Selborne Golf Estate, Pennington, KwaZulu - Natal



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# PROPERTY INFORMATION

## General

**Property Address:** Selborne Park, Selborne Golf Estate, Pennington, KwaZulu - Natal

## Title Deed Information

**Title Deed Description:** Section 39 SS Selborne Park

**Extent:** 149 m<sup>2</sup>

**Title Deed Number:** ST18741/2023

## Municipal Information

**Zoning:** Residential

## General Comments

The subject property is in excellent 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

Nestled in the heart of the prestigious Selborne Park Golf Estate in Pennington, this elegant 3-bedroom apartment offers the perfect blend of luxury, tranquility, and modern convenience. Located just 70 km from Durban, with easy access to the N2, this prime coastal location provides a peaceful escape while remaining close to essential amenities, supermarkets, restaurants, and the stunning Blue Flag beaches of the South Coast.

The apartment boasts a generously proportioned open-plan layout, seamlessly integrating the kitchen, dining, and lounge areas. The modern kitchen is designed for effortless entertaining, complete with granite counter tops, ample cupboard space, double bowl stainless steel sink, 4 plate hob & under counter oven, extractor fan.

The lounge extends to a covered patio, featuring a built-in braai, perfect for outdoor dining while overlooking the estate's natural vegetation, walking trails, and rich birdlife.

The master bedroom is a private sanctuary, featuring built-in cupboards and a modern en-suite bathroom. The additional two spacious bedrooms also have built-in cupboards and share a stylish family bathroom. A guest toilet adds extra convenience.

This apartment is finished to an exceptionally high standard and comes fully furnished with luxurious, high-end furniture and a complete set of premium kitchen appliances—ready for immediate occupation.

## **Secure Parking & Estate Security**

- 1x Covered carport and additional open parking.
- 24-hour security, access control, and perimeter fencing ensure a safe and secure environment.

## **Exclusive Selborne Estate Lifestyle & Amenities**

- World-Class 18-Hole Golf Course – Enjoy one of South Africa's finest golfing experiences.
- Serene Natural Surroundings – Immerse yourself in the estate's lush landscapes, walking trails, and abundant wildlife.
- Exclusive Selborne Beach Club Access – As a resident, you'll enjoy private access to the Selborne Beach Club at Pennington's Blue Flag Beach, featuring a private pool, snack facilities, and relaxation areas.
- Fine Dining & Leisure – Indulge in the estate's clubhouse, restaurant, and various luxury amenities.

This exceptional unit is one of the finest within Selborne Park Golf Estate and is priced to sell!

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# ADDITIONAL INFORMATION CONTINUED

## Expenses

Monthly Rates: ± R926.00  
Monthly Levies: ± R 10 108.00

- The Levies is inclusive of the following:
- External maintenance of the unit and gardens,
- Golf club membership which also entitles residents to use of the club facilities (18-hole golf course, swimming pool, tennis courts, fine dining, and bar
- Private Beach Club on the Pennington main beach

## VAT Status

The Seller is NOT VAT Registered – Transfer Duty May Apply.

## Lease/Occupancy

The property is currently vacant.



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# PICTURE GALLERY



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