



Auction

**70 Penzance Road,
Glenwood, Durban,
KwaZulu-Natal**

Auction Venue

**The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks
KwaZulu-Natal**

Live on ZOOM

**10 December 2025
11 am**

Slie Dlamini

072 543 7743 | 031 579 4403

www.ianwyles.co.za

By Appointment Only



**National
Auctioneers
Association**



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DISCLAIMER

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Auction

TERMS AND CONDITIONS

Approval Prior Bidding

- 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 40 000.00 Refundable Registration Deposit by EFT/ Cash must be paid. All bids are exclusive of Commission + VAT.
- Ian Wyles Auctioneers may bid up to the reserve on behalf of the sellers.
- The above is subject to change without prior notification.
- Auctioneer: Ian Wyles

The Property Terms

- 5% Deposit of the 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

Name of Bank:	ABSA Bank Limited
Name of Account:	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:	Your Name and Property Address

Locality

OF PROPERTY



70 Penzance Road Glenwood Durban KwaZulu-Natal

Glenwood is a suburb located approximately 2 kilometres south-west of the city centre. Nestled in the heart of Durban, Glenwood is a vibrant and culturally diverse suburb situated on the lower end of the Berea, Glenwood borders on Bulwer north of Congella and east of Umbilo.

Glenwood is surrounded by schools, universities, hospitals and shopping centres. The famous ZK Mathews Road is the main thoroughfare through Glenwood connecting Glenwood with Bulwer and Musgrave.



Property

INFORMATION

General

General Property Address	70 Penzance Road, Glenwood, Durban, KwaZulu-Natal
Title Deed Information	
Title Deed Description	PTN 0, Erf 7902
Extent	981 m ²
Title Deed Number	T10848/2024
Municipal Information Zoning	Residential
Monthly Rates	R2 500.00(Est.)
Lease / Occupancy	The property is currently tenanted on both sections by different tenants paying R13 000,00 rent each.
VAT Status	The Seller is not VAT Registered. Transfer Duties if Applicable
General Comments	The subject property is in good condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.

Property

OVERVIEW

Property Features

Prime Corner Property, dual living and income-generating potential.

This spacious and versatile maisonette-style home is perfectly designed for multi-generational living or income potential, with two fully self-contained sections, each with separate entrances and dedicated parking. Located in a sought-after neighbourhood, this property offers both comfort and functionality with modern finishes and thoughtful layout throughout.

Top Section: Spacious Family Living x3 bedrooms

- Private dual entrances - pedestrian and vehicle
- x3 generously sized bedrooms, all with ceiling fans
- x2 en-suite bedrooms + 1 full separate bathroom
- Wooden floors throughout bedrooms
- Spacious dining room separate from the airy lounge
- Fully fitted kitchen with:
 - Marble stone countertops
 - Built-in cupboards
 - Below-counter oven
 - Electric hob & extractor hood

Outdoor Area

- Expansive deck with awning - perfect for entertaining
- Swimming pool with surrounding concrete seating
- x2 garages + x2 parking spaces

Bottom Section: Self-Contained Living x3 Bedrooms

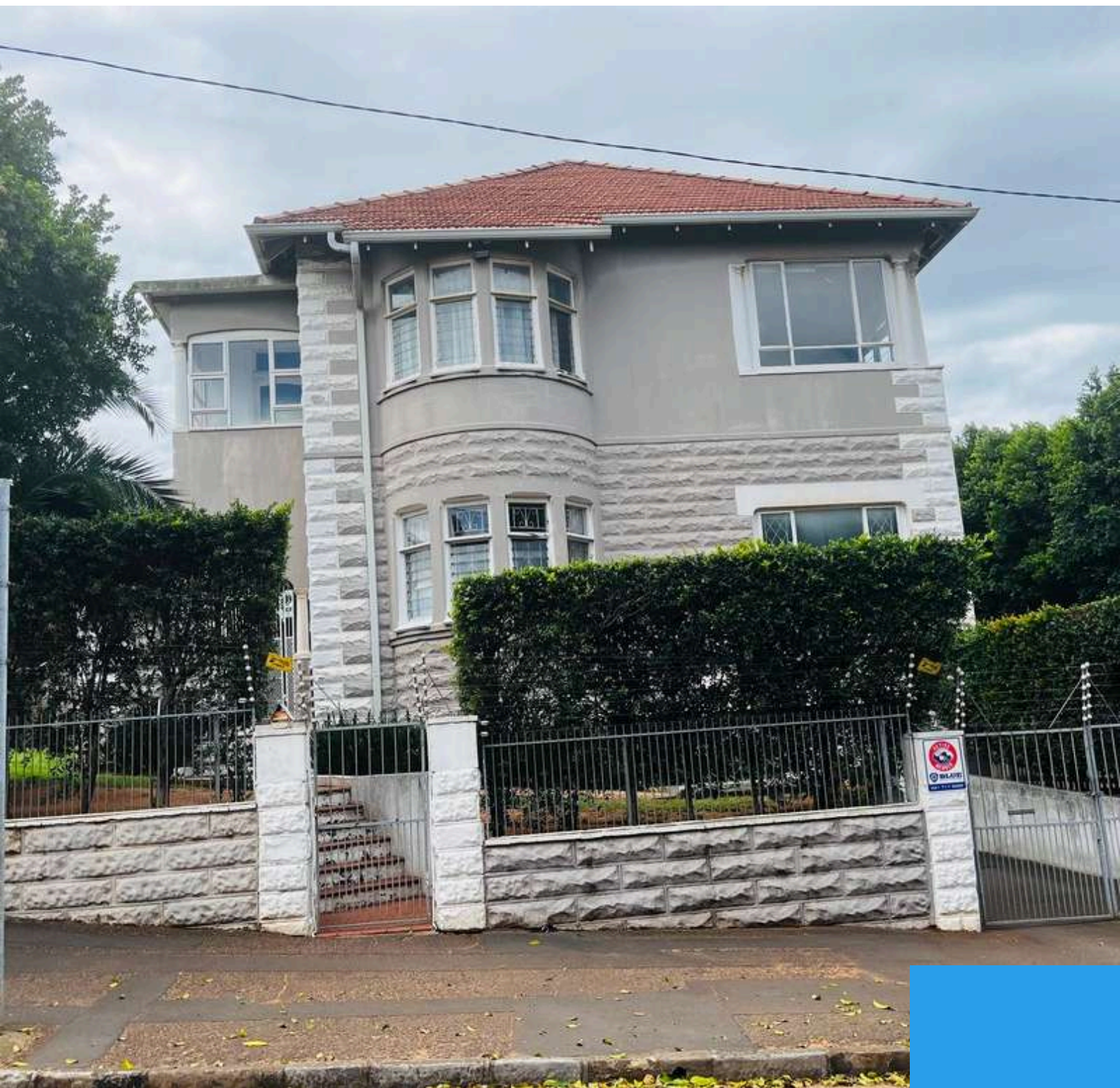
- x 2 private entrances - pedestrian + driveway
- x 1 garage + 1 extra parking space
- x 3 bedrooms, including:
 - x 2 en-suite bedrooms with showers & single hand basins
- x 2 rooms with wooden floors, 1 with carpeting
- Modern kitchen with:
 - Granite countertops
 - Eye-level oven
 - Electric hob & extractor hood
- Separate dining and lounge areas
- Private entrance to the lounge area for added convenience

Additional Information

- **Separate flatlet with kitchen, lounge & full bathroom - ideal for extended family, guests, or rental income.**
- **Fully fenced property with: Electric gate, Electric fencing; Internal white picket fence dividing the two main sections.**

Picture

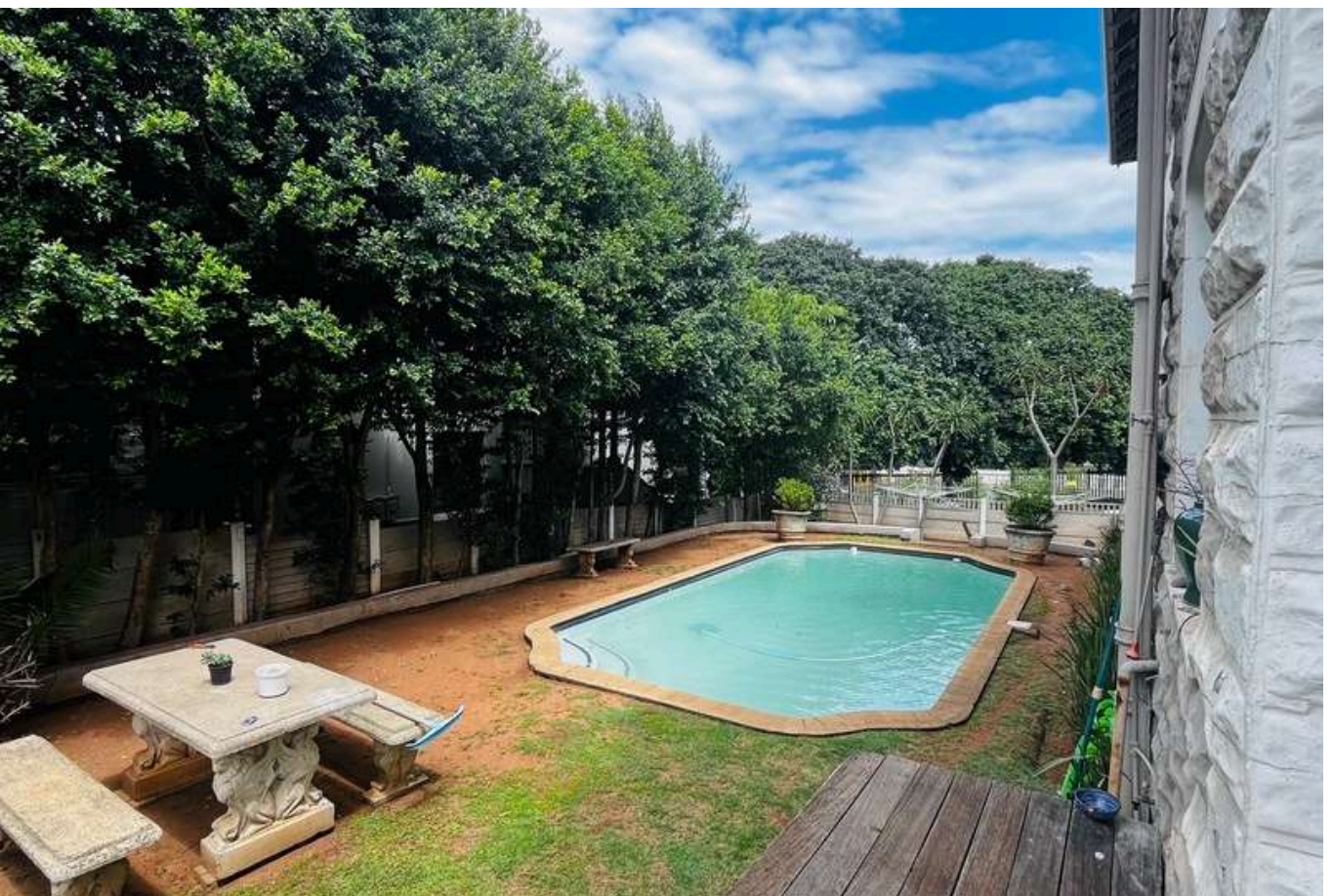
GALLERY



Exterior



Exterior



Exterior



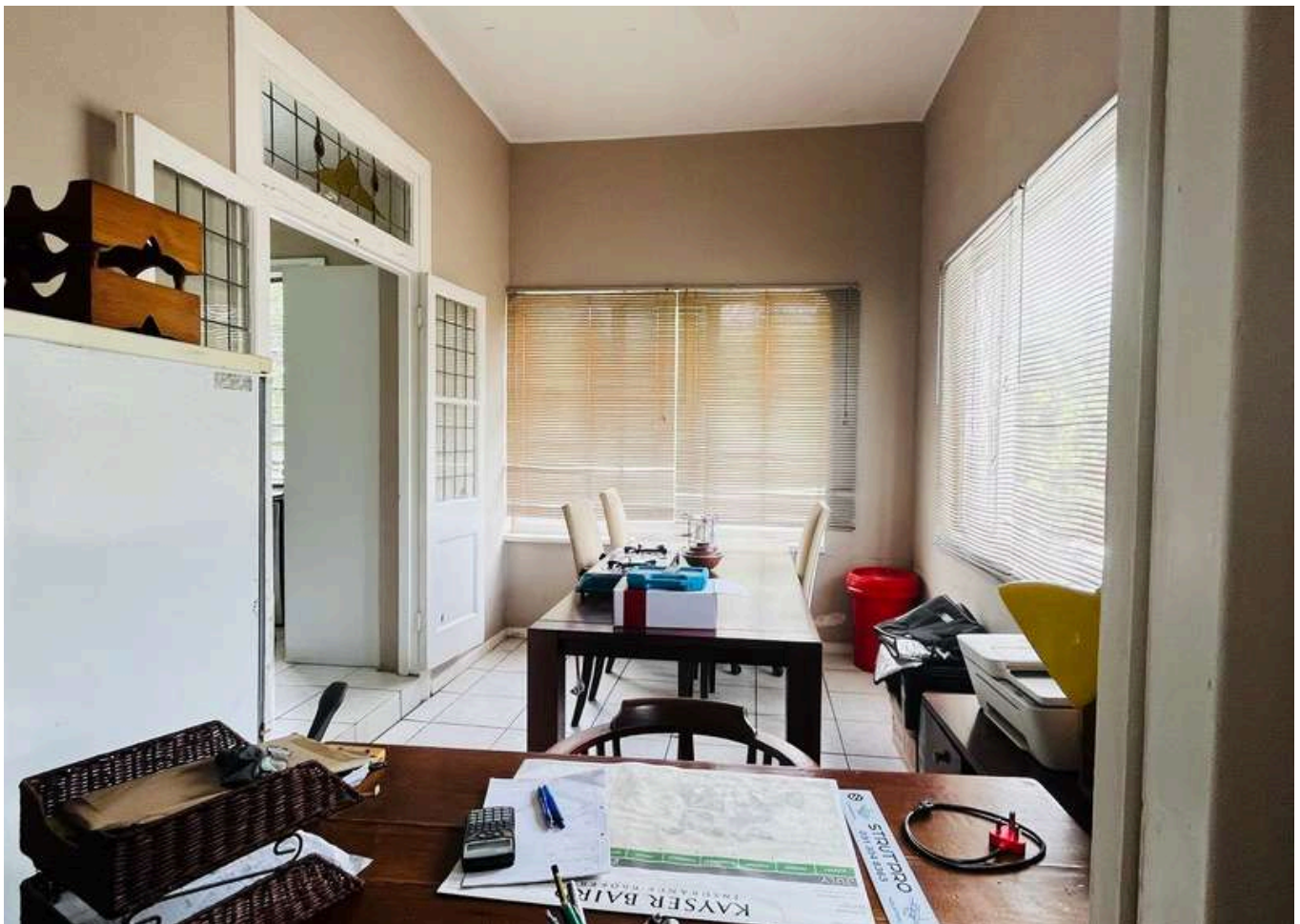


Patio





Interior



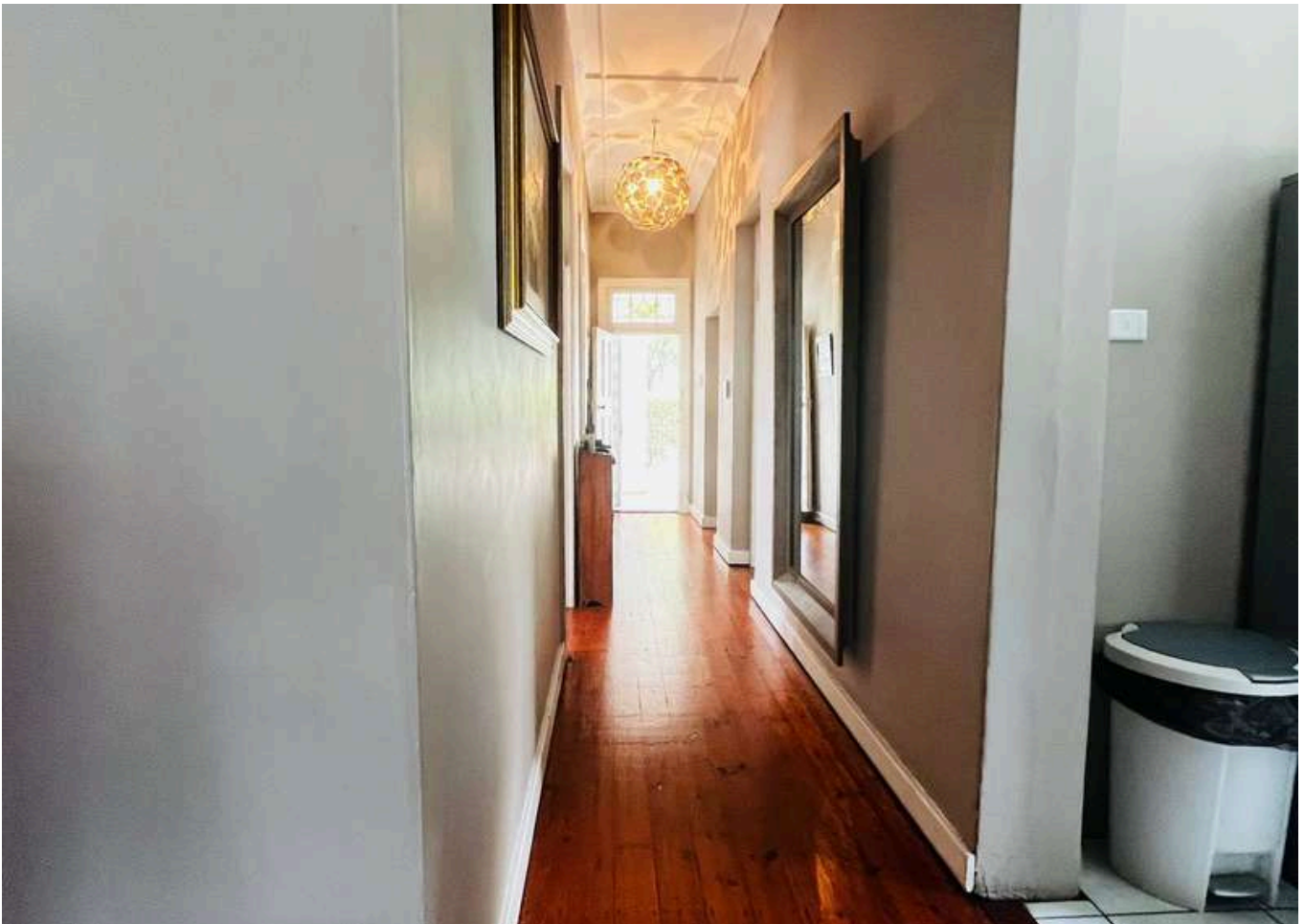


Interior





Interior



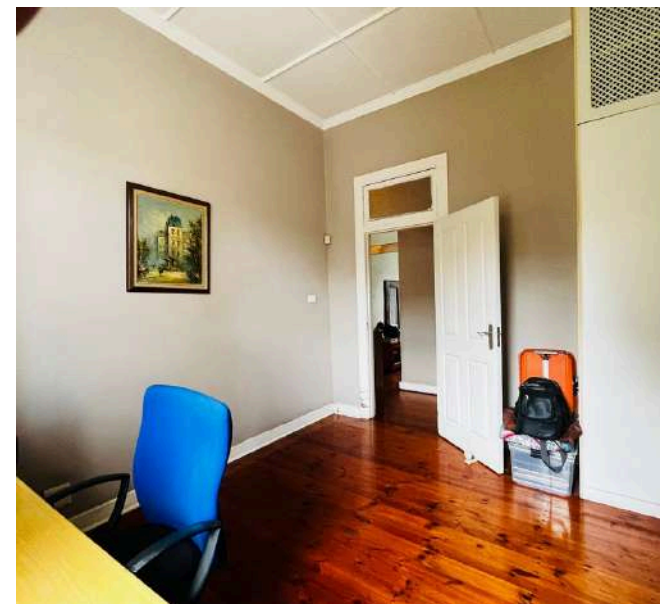
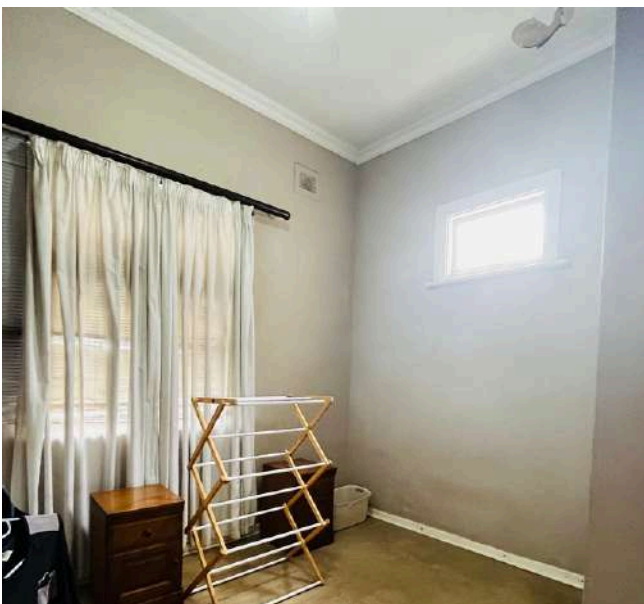


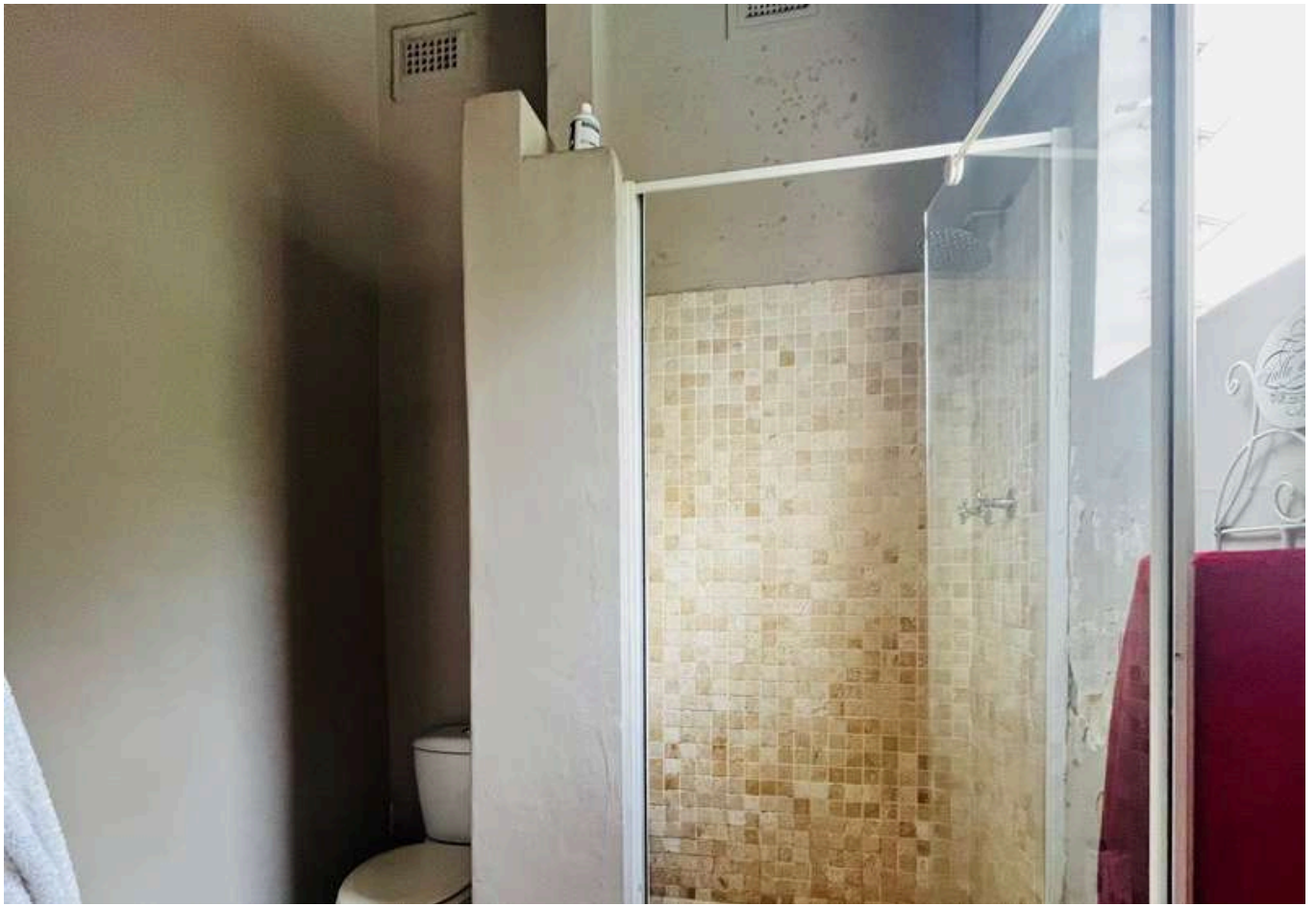
Kitchen





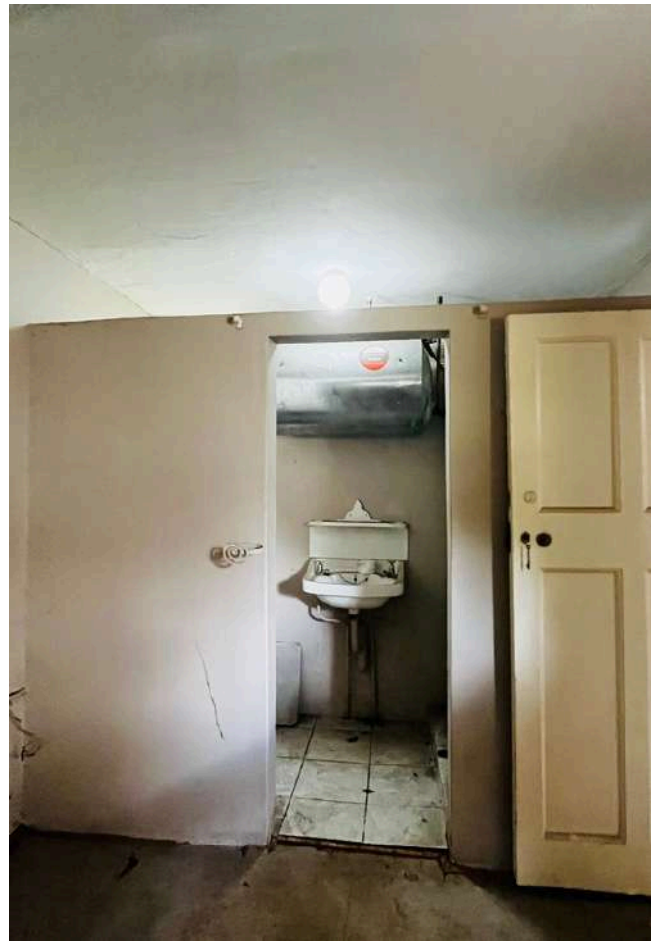
Bedrooms





Bathrooms





Flatlet



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