



**LIQUIDATION**

# Auction

**Section 19 SS, The Crest  
2 Dawood Close  
Ballito**

**Auction Venue**

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

**Live on ZOOM**

**10 December 2025  
11 am**

**Ian Wyles**

082 490 3517 | 031 579 4403

[www.ianwyles.co.za](http://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



## Section 19 SS, The Crest 2 Dawood Close Ballito

The subject property is in Ballito which is an affluent coastal town located in KwaZulu Natal. Ballito is about 40 kms north of Durban and 24 kms south of KwaDukuza. Within easy access to the M4 and N2 freeways, the property offers a hassle-free commute and is in close proximity to all amenities.



# Property

## INFORMATION

### General

<b>General Property Address</b>	2 Dawood Close, Ballito, KwaZulu-Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Section 19 SS The Crest
<b>Extent</b>	83 m <sup>2</sup>
<b>Title Deed Number</b>	ST7145/2018
<b>Municipal Information Zoning</b>	Commercial
<b>Monthly Rates</b>	± R1 825.98
<b>Monthly Levies</b>	± R1 173.26
<b>Lease / Occupancy</b>	The property is currently vacant and will be sold with vacant occupation.
<b>VAT Status</b>	The Seller is VAT Registered – VAT Applicable over and above the purchase price.
<b>General Comments</b>	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

The subject property is a Sectional Title Commercial Unit with aluminium sliding doors and windows comprising:

#### **Ground Floor :**

- Open-Plan with Kitchenette
- Ablution Facilities consisting of a Toilet and Hand Wash Basin (Tiled)
- Partitioned Reception Area and Office
- 1 Air-Conditioner
- Concrete Floors

#### **Upstairs :**

- Partitioned Boardroom and 1 Office
- Ablution Facilities consisting of a Toilet and Hand Wash Basin (Tiled)
- Balcony leading from the boardroom
- 1 Air-Conditioner
- Laminated Flooring

### Additional Information

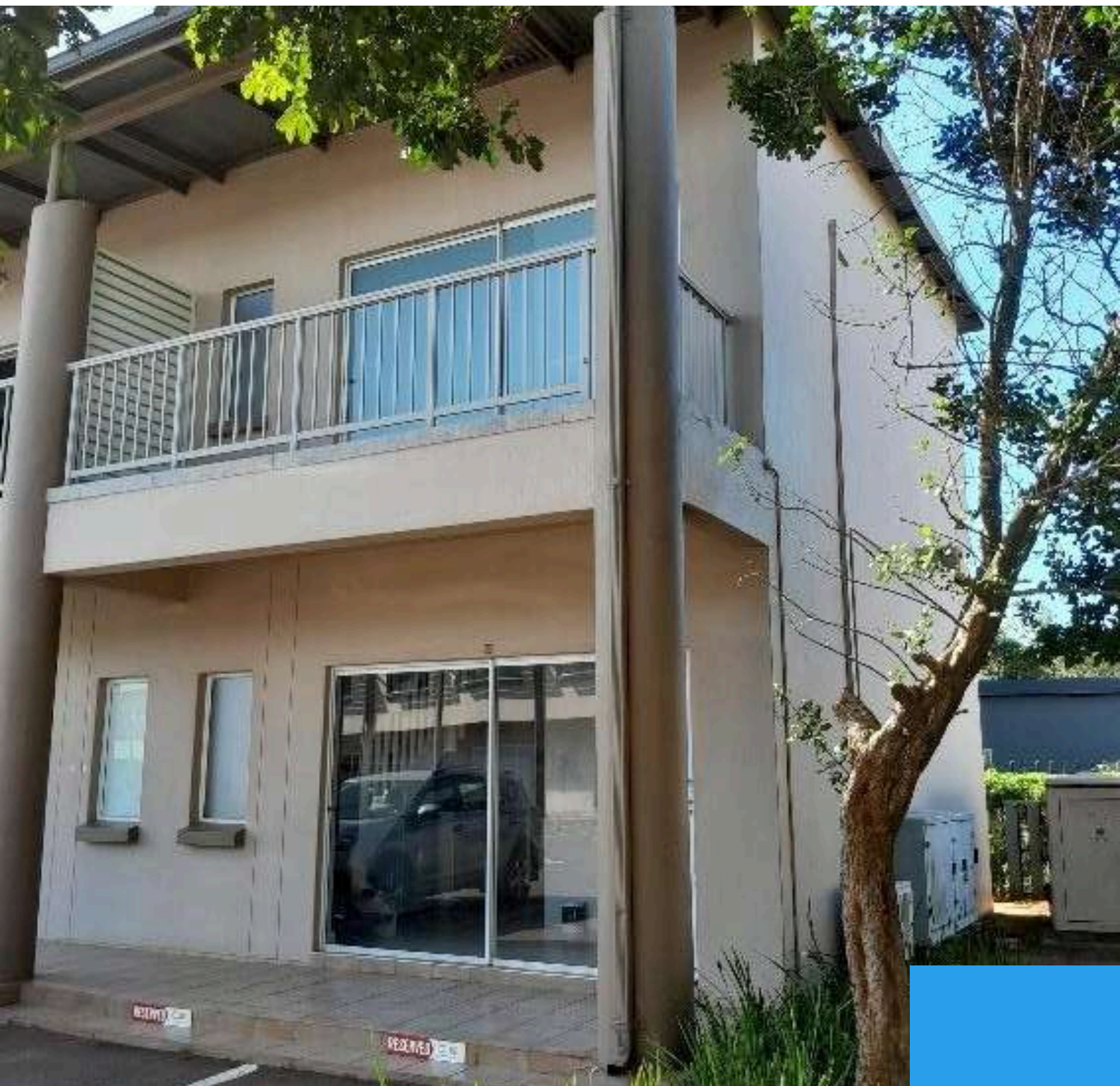
Secure access-controlled office complex with automated gates. 2 Parking Bays allocated directly in front of the sliding door entrance, and sufficient extra parking space for clients.

The unit is suited to professional offices and a wide range of small businesses.

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# Picture

GALLERY



# Entrance and Parking





## Entrance and Open Plan Office





## Office and Boardroom





## Upstairs and Kitchenette





## Ian Wyles

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