



ian wyles
AUCTIONEERS & APPRAISERS



18 FEB 2026

11 am

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

Live on ZOOM



**NAA National
Auctioneers
Association**

By Appointment

**KOLENE
MOODLEY**

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**47 DEVON TERRACE, WESTVILLE,
KWAZULU-NATAL**

AUCTION

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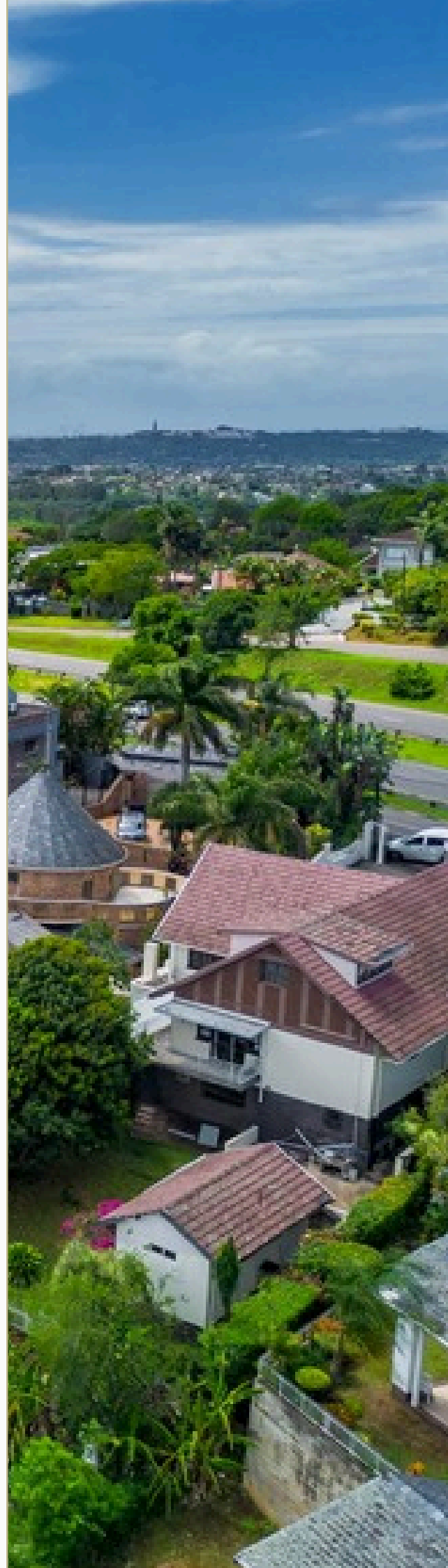
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DISCLAIMER

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 otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.





AUCTION TERMS AND CONDITIONS



AUCTION

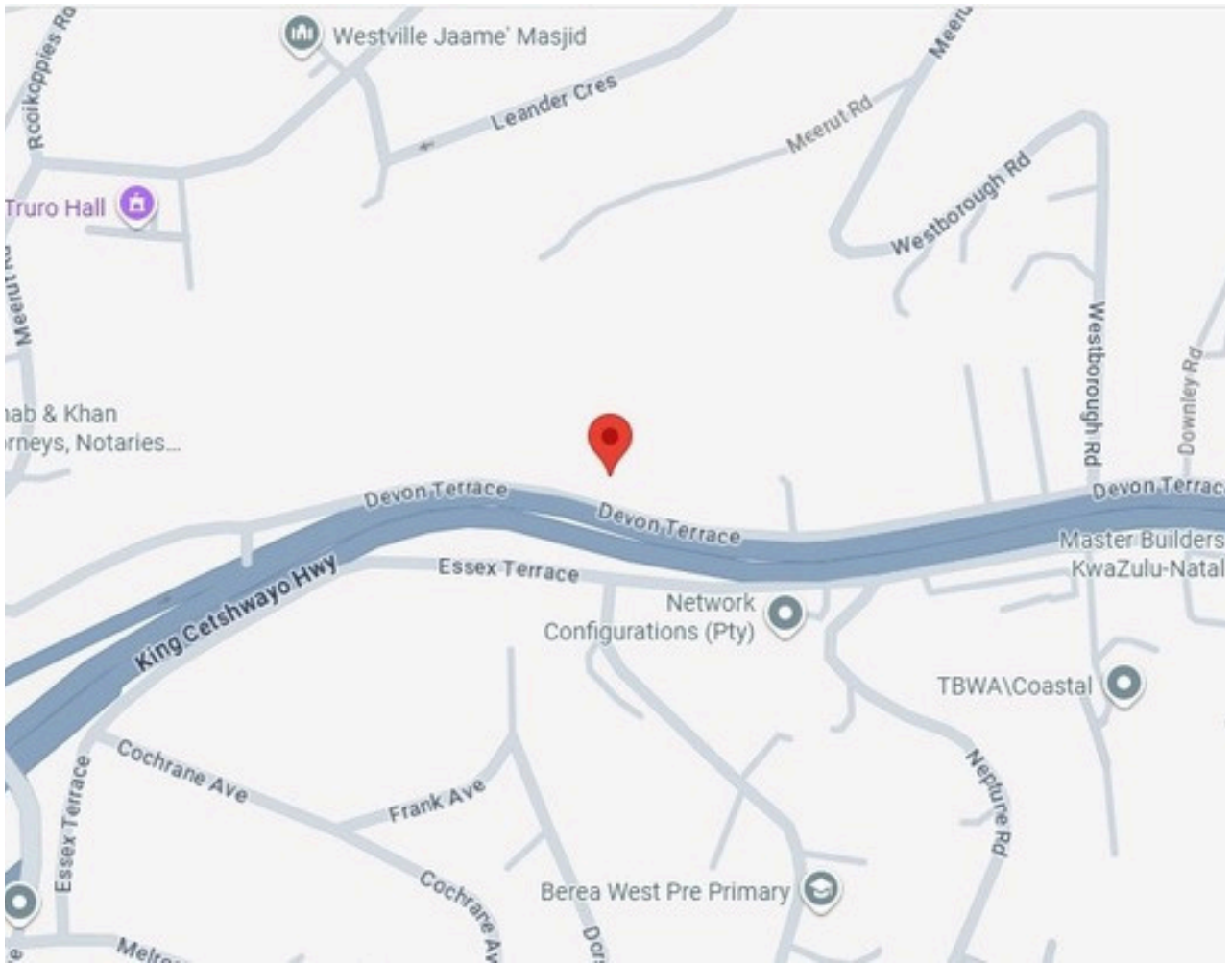
- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- 14 Days Confirmation Period
- 45-Day guarantee Period from confirmation of sale by the Seller
- Possession & Occupation of Property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

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



Prime Location with Short Commute Times

Destination	KM
Hospitals & Healthcare Centers	1 - 2 km
Shopping & Entertainment	2 -3 km
Airport	38 km

Discover an exceptional quality of life in this charming family home, nestled in the heart of Westville. Offering the perfect balance of tranquility and urban convenience, this property provides easy access to top-tier schools, major shopping centres like The Pavilion, and main arterial routes (N2/N3) for a seamless commute to the CBD and airport.



Westville combines suburban tranquillity with urban convenience, making it a consistently desirable location for families and professionals.

WESTVILLE - A NEIGHBOURHOOD DESIGNED FOR FAMILIES TO FLOURISH



A Safe & Peaceful Community

Westville is known for its quiet, well-maintained streets and a strong sense of community, offering residents peace of mind and a relaxed lifestyle.



Nature

Surrounded by lush greenery, parks and nature trails, Westville provides easy access to outdoor spaces ideal for walking, jogging and unwinding.



Everything You Need Nearby

Shopping centres, reputable schools, medical facilities and essential services are all conveniently located within close proximity.



Perfect for Families

With excellent schools, safe neighbourhoods and family-friendly amenities, Westville is an ideal area to raise and grow a family.



GENERAL PROPERTY INFORMATION

PROPERTY INFORMATION

General Property Address	47 Devon Terrace, Westville, KwaZulu-Natal
Title Deed Information	
Title Deed Description	Erf 1091 Westville, Ethekwini, KwaZulu-Natal
Extent	2912 m ²
Title Deed Number	T24925/2012
Municipal Information Zoning	Residential
Monthly Rates	R 2,490.80
Lease / Occupancy	The main property is currently tenanted on a month-to-month lease. The flatlet is vacant. Monthly Rental: R 20,000.00 per month excluding utilities.
VAT Status	The Seller is NOT VAT registered. Transfer Duty 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 FEATURES

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Feature	Details
Bedrooms	4
Bathrooms	3
Entrance Hall	1
Kitchen	1
Lounge	1
Dining Area	1
Flatlet	
Bedrooms	2
Bathrooms	2
Lounge	1
Dining Room	1
Carport	8 parkings
Staff Accomodation	yes
Pet Friendly	yes

ADDITIONAL INFORMATION

This versatile property offers a thoughtfully designed main residence spread over two levels, complemented by a separate flatlet and additional accommodation—ideal for extended family living or rental potential.

The first floor opens into a welcoming entrance hall that leads to an open-plan lounge and dining area, creating a comfortable and airy living space. The fully fitted kitchen, complete with a scullery, is both practical and well-appointed. This level features two bedrooms with built-in cupboards, serviced by two modern bathrooms with showers. The main bedroom is also located on this floor and includes built-in cupboards, an air-conditioner, and a private en-suite bathroom.

The second floor accommodates a fourth bedroom with built-in cupboards, offering privacy and flexibility as a guest suite, home office, or additional family bedroom. Adding further value, the property includes a ground-floor flatlet with its own private entrance, comprising two bedrooms, two bathrooms, a lounge, and a kitchen—perfect for extended family, guests, or income-generating opportunities. An outbuilding provides staff accommodation.

The property is fully walled and gated with remote-controlled access, ensuring privacy and security. A carport and generous parking space allow for up to eight vehicles, making this home well-suited to larger households or entertaining on a grand scale.





PICTURE GALLERY



Aerial View



Exterior



Entrance



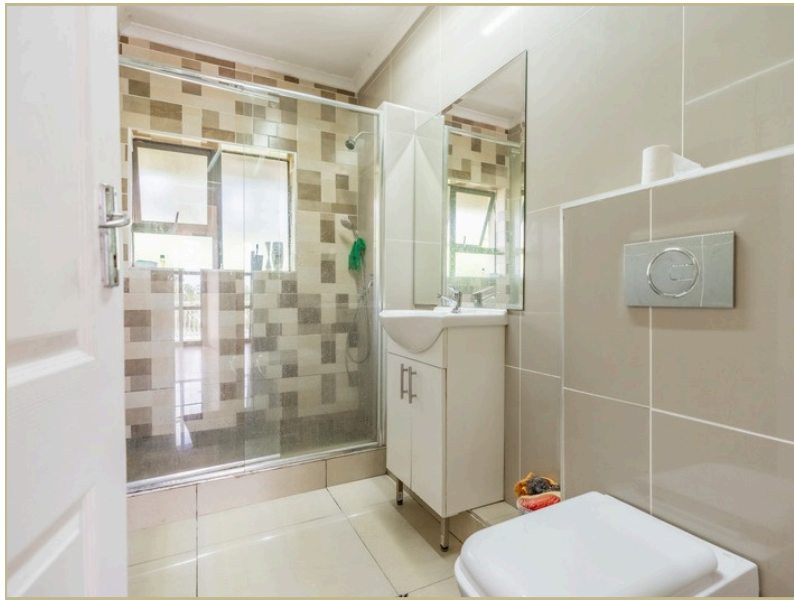
Lounge and Dining Room



Kitchen



Main Bedroom and Bathroom



Bedroom and Bathroom



3rd Bedroom



2nd Floor Bedroom



SG DIAGRAM
