ian wyles
AUCTIONEERS & APPRAISERS

LIQUIDATION

Mitchcam Property Investments (Pty) Ltd
(In Liquidation)
Masters reference: 191/2025

18 FEB 2026

11 am

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

Live on ZOOM

S.A. INSTITUTE OF AUCTIONEERS SAIA

NAA Auctioneer National Auctioneers Association

By Appointment

IAN WYLES

082 490 3517
031 579 4403
www.ianwyles.co.za

SALT ROCK GUEST HOUSE
1A HEWITT ROAD

AUCTION

TABLE OF CONTENTS

* Auction Terms and Conditions
* Locality
* Property Information
* Key Features
* Picture Gallery

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

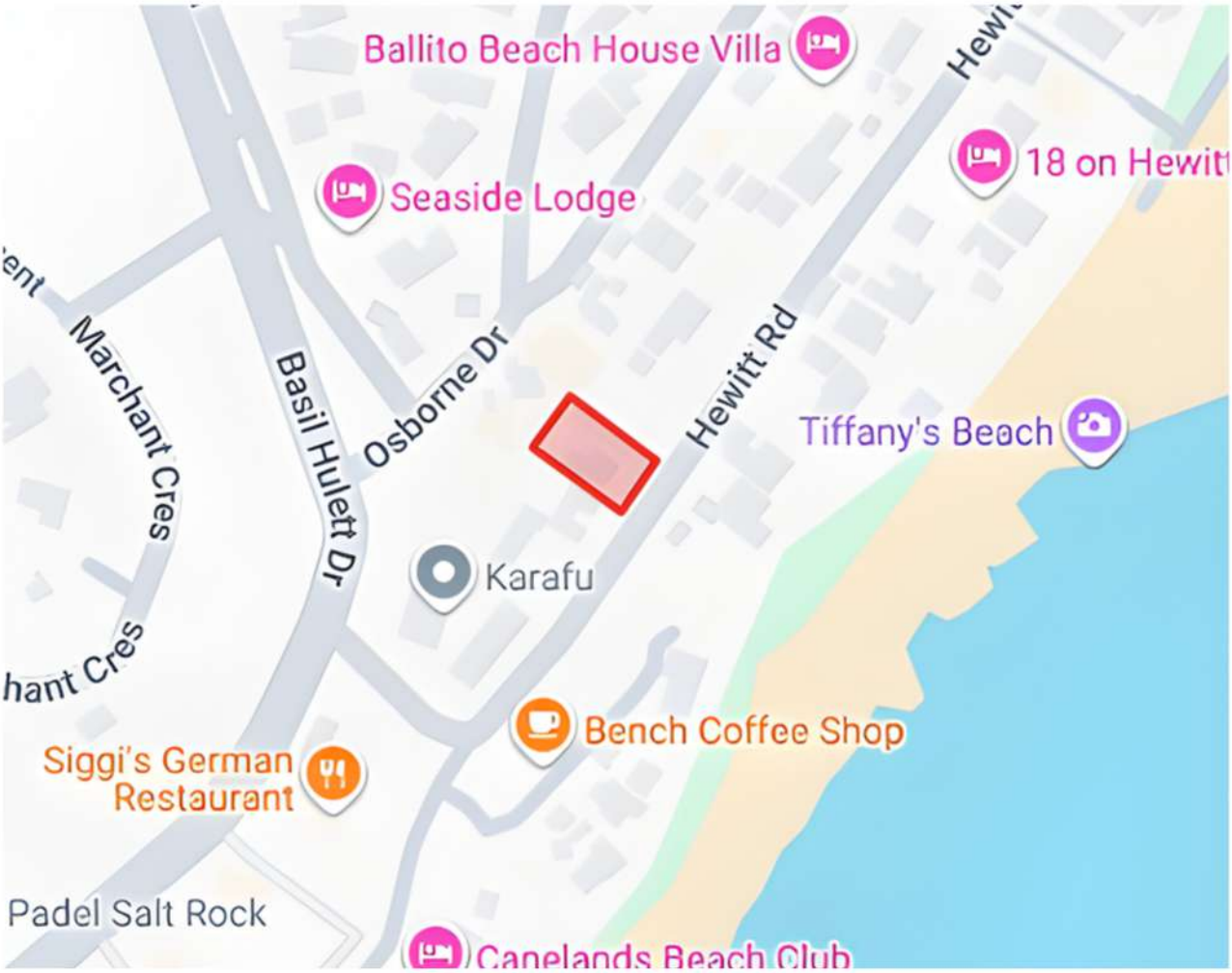
AUCTION

- 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	2 - 4 km
Shopping & Entertainment	1 - 7 km
Airport	18 - 20 km

Salt Rock is a picturesque coastal village on the Dolphin Coast of KwaZulu-Natal, South Africa, located just north of Ballito and about 30 minutes from King Shaka International Airport.

Nestled just steps away from the warm shores of the Indian Ocean, 1A Hewitt Road is a striking multi-storey Guest House designed for both luxury and comfort.

INVEST IN A PREMIER COASTAL DESTINATION

Established & Secure Location

A blue-chip investment in the highly sought-after Salt Rock area.

Unbeatable Ocean Proximity

With panoramic sea views and Tiffany's Beach just steps away, this ensures high guest demand and consistent occupancy year-round

Prime Guest Convenience

The central location makes it an easy choice for travellers seeking both relaxation and accessibility.

Turnkey Hospitality Design

Perfect for a boutique guest house, multi-family rental, or a lucrative Airbnb portfolio addition.

GENERAL PROPERTY INFORMATION

PROPERTY INFORMATION

General Property Address	1A Hewitt Road, Salt Rock, KwaZulu-Natal
Title Deed Information	
Title Deed Description	Ptn 671 Farm 1521 "LOT 61" Portion 671 Reg Div: "FU" Province: "KWAZULU- NATAL
Extent	1021 m2
Title Deed Number	T51738/2003
Municipal Information Zoning	Residential
Monthly Rates	R4800 (estimated)
Lease / Occupancy	Currently utilised as a guest house for holiday accomdation.
VAT Status	The Seller is VAT Registered.
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 or inspections of the service installations.

PROPERTY FEATURES

PROPERTY FEATURES

Feature	Details
Bedrooms	4
Bathrooms (ensuite)	3
Guest Toilet	1
Kitchen	1
Lounge	1
Dining Room	1
Pool	1
Garage	2
Jacuzzi	1
Garden	yes
Domestic Accomodation	yes
Seaviews	yes
Balcony	yes

ADDITIONAL INFORMATION

Architectural Design & Coastal Lifestyle

Located within easy walking distance of the renowned Salt Rock Beach, this thoughtfully designed multi-level home presents an exceptional hospitality investment opportunity. The residence offers generous open-plan living and dining spaces, enhanced by striking whitewashed timber trusses that flood the interior with natural light and create an elegant coastal ambience. Timber decks positioned on both sides of the home allow for effortless indoor-outdoor flow, perfectly capturing the relaxed yet refined lifestyle of the Dolphin Coast.

Elegant Accommodation & Signature Suite

The guest house comfortably hosts up to eight guests across four spacious, air-conditioned bedrooms, all enjoying uninterrupted ocean views. The standout feature is the top-floor master suite, a private retreat designed for comfort and privacy. Floor-to-ceiling glazing frames panoramic sea views, while a walk-in dressing room and private deck with a non-heated jacuzzi create an ideal space for evening relaxation. The en-suite bathroom includes a freestanding bath positioned to take full advantage of the coastal outlook, offering a memorable luxury experience for guests.

Outdoor Spaces & Practical Amenities

The upper ground floor is intelligently configured in a C-shaped layout around a central swimming pool, providing a protected and private outdoor environment sheltered from coastal winds. An elevated sun deck above the pool offers a tranquil space for lounging, while the main entertainment deck accommodates outdoor dining with sweeping views of the Indian Ocean. The property is supported by a fully equipped kitchen, dedicated laundry facilities, and a secure lower-level garage with parking for four vehicles, ensuring both convenience and operational efficiency.

Location & Income Appeal

Situated in the heart of Salt Rock, 1A Hewitt Road places guests close to popular local markets, celebrated eateries, and a variety of water-based activities. With world-class beaches and scenic coastal pathways nearby, the property is ideally suited to family holidays and group getaways. Offered as a fully operational, turnkey investment, it successfully combines the warmth of a residential coastal home with the functionality required for a high-performing hospitality venture along the Dolphin Coast.

PICTURE GALLERY

Front Aerial View

Beach Aerial View

Aerial View

Exterior

Pool and Jacuzzi

Lounge

Dining Room

Kitchen

Bedrooms 1 and 2

Bedrooms 3 and 4

Bathrooms