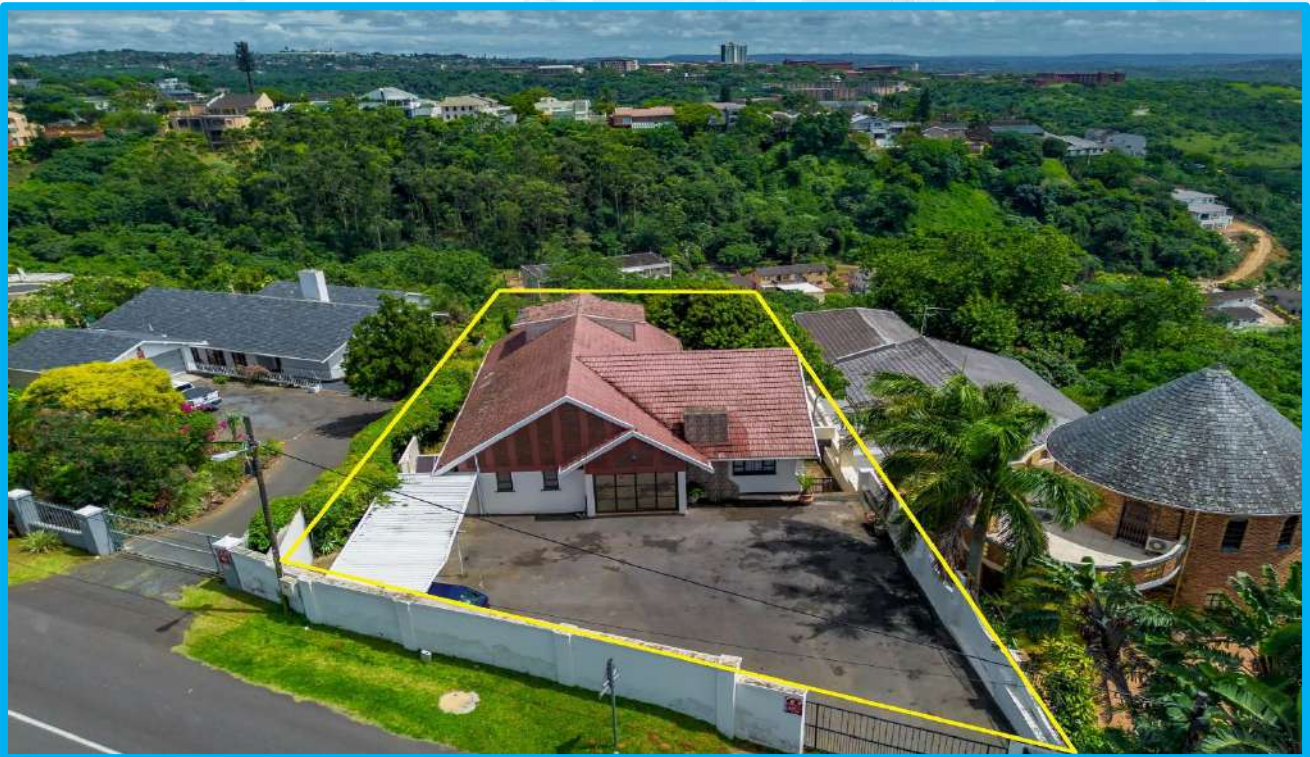


RESIDENTIAL PROPERTY

EXPANSIVE FAMILY HOME



47 DEVON TERRACE, WESTVILLE

OFFERS FROM R 1,924 200.00

KOLENE MOODLEY: 071 133 2251 | 031 579 4403 | www.ianwyles.co.za

Viewing: By Appointment only

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TERMS & CONDITIONS

The Property Terms

- **5% Deposit of bid price payable by The Purchaser on Acceptance of the offer by the Seller**
- **6% Auctioneer's Commission plus VAT payable by the Purchaser on Acceptance of the offer by the Seller**
- **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:	Standard Bank
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	0500 780 38
Branch:	Kingsmead
Swift Code:	SBZA ZA JJ
Branch Code:	040026
Reference:	Your Name and Property Address

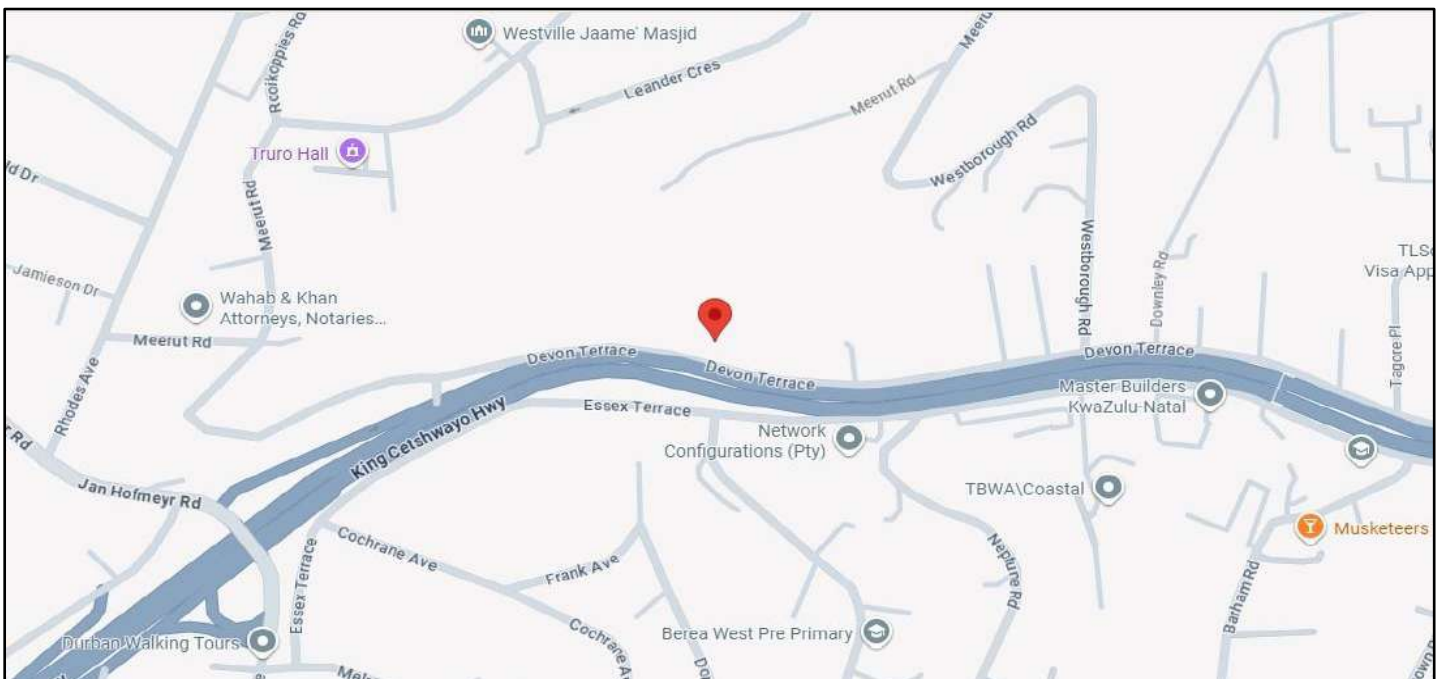
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LOCALITY

The Westville area is a prominent, leafy suburb of Durban, KwaZulu-Natal, known for its strong residential feel, excellent schools, and growing commercial hubs, offering a mix of green spaces, modern office parks (like Westway), major malls (The Pavilion, Westwood), and easy access via the N3/M19 highways to Durban's CBD and beyond. Historically agricultural, it's now a desirable family area with diverse communities, good infrastructure, sports facilities, and a blend of tranquil living with urban convenience.

47 DEVON TERRACE, WESTVILLE, KWAZULU NATAL



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PROPERTY INFORMATION

General

Property Address: 47 Devon Terrace, Westville, KwaZulu Natal

Title Deed Information

Title Deed Description: Erf 1091 Westville, Ethekekwini, KwaZulu Natal

Extent: 2912 m²

Title Deed Number: T24925/2012

Municipal Information

Zoning: Residential

Municipal Value: R 2,400 000.00

General Comments

The subject property is in good condition. Please note that we have not arranged for tests or inspections of the service installations.

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ADDITIONAL INFORMATION

Property Description

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. Surrounded by natural beauty and a strong, secure community, this is an ideal setting for families and professionals seeking a peaceful retreat without sacrificing accessibility to modern amenities.

The spacious property has great investment potential and features the following:

First Floor:

- Entrance Hall
- Open-Plan Lounge and Dining Room
- Fully Fitted Kitchen and Scullery
- 1st Bedroom
- 2nd Bedroom
- 1st Bathroom (Shower, Handwash Basin and Toilet)
- 2nd Bathroom (Shower, Handwash Basin and Toilet)
- 3rd Main Bedroom with Built-in Cupboards, Air-Conditioner and Ensuite (Shower, Hand Wash Basin and Toilet)

Second Floor:

- 4th Bedroom with Built-in Cupboards

Ground Floor Flatlet with Separate Entrance: 2 Bedrooms, 2 Bathrooms, Lounge and Kitchen.

Outbuilding: Staff Accommodation

The property is Fully Walled and Gated with Remote Access. Carport and Ample Parking Space Available for up to 8 vehicles.

Expenses

Monthly Rates: R 2,785.40

Value Added TAX

The Seller is not a VAT vendor. Transfer duty (if applicable).

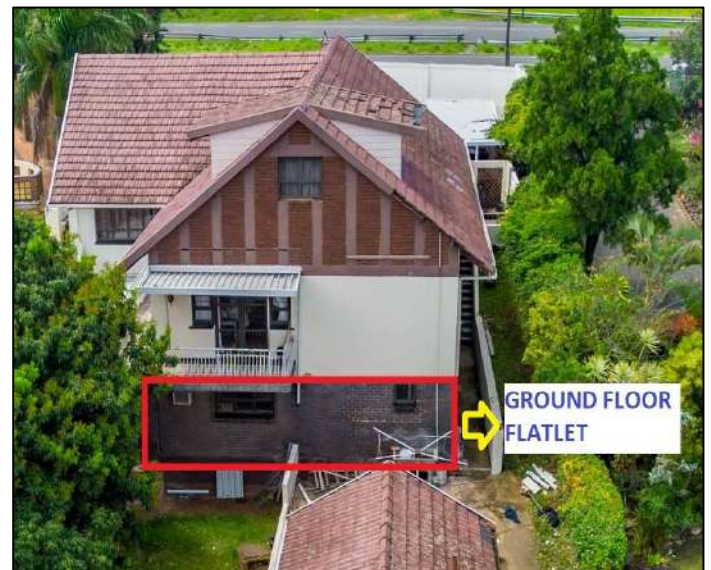
Lease / Occupancy

The main property is currently vacant. The flatlet is currently occupied by a friend of the owner on a rent-free basis.

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PICTURE GALLERY



GROUND FLOOR
FLATLET

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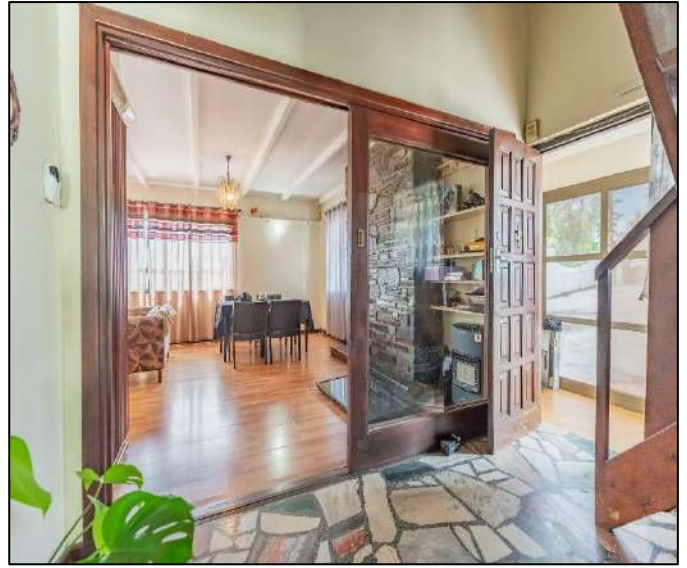
PICTURE GALLERY CONTINUED



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PICTURE GALLERY CONTINUED



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PICTURE GALLERY CONTINUED



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