



ian wyles

AUCTIONEERS & APPRAISERS

SECTIONAL TITLE - 2 BEDROOM UNIT

DECEASED ESTATE

18 FEB 2026

11 am

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

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

**IAN
WYLES**

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**DOOR 103, UNIT 18, 15 BERRIEDALE ROAD,
BRICKFIELD, KWAZULU-NATAL**

AUCTION

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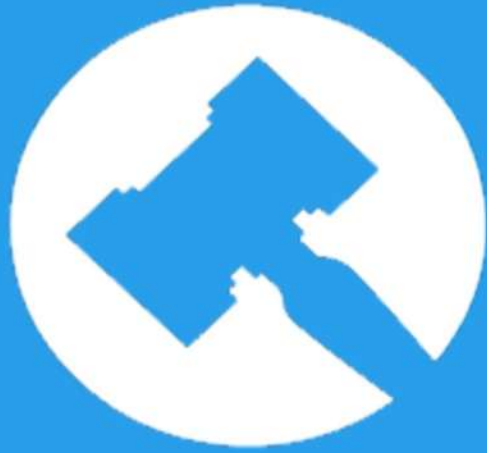
*** Key Features**

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DISCLAIMER

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AUCTION TERMS AND CONDITIONS

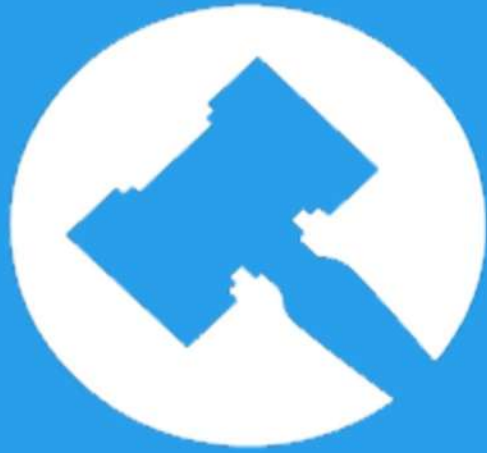


AUCTION

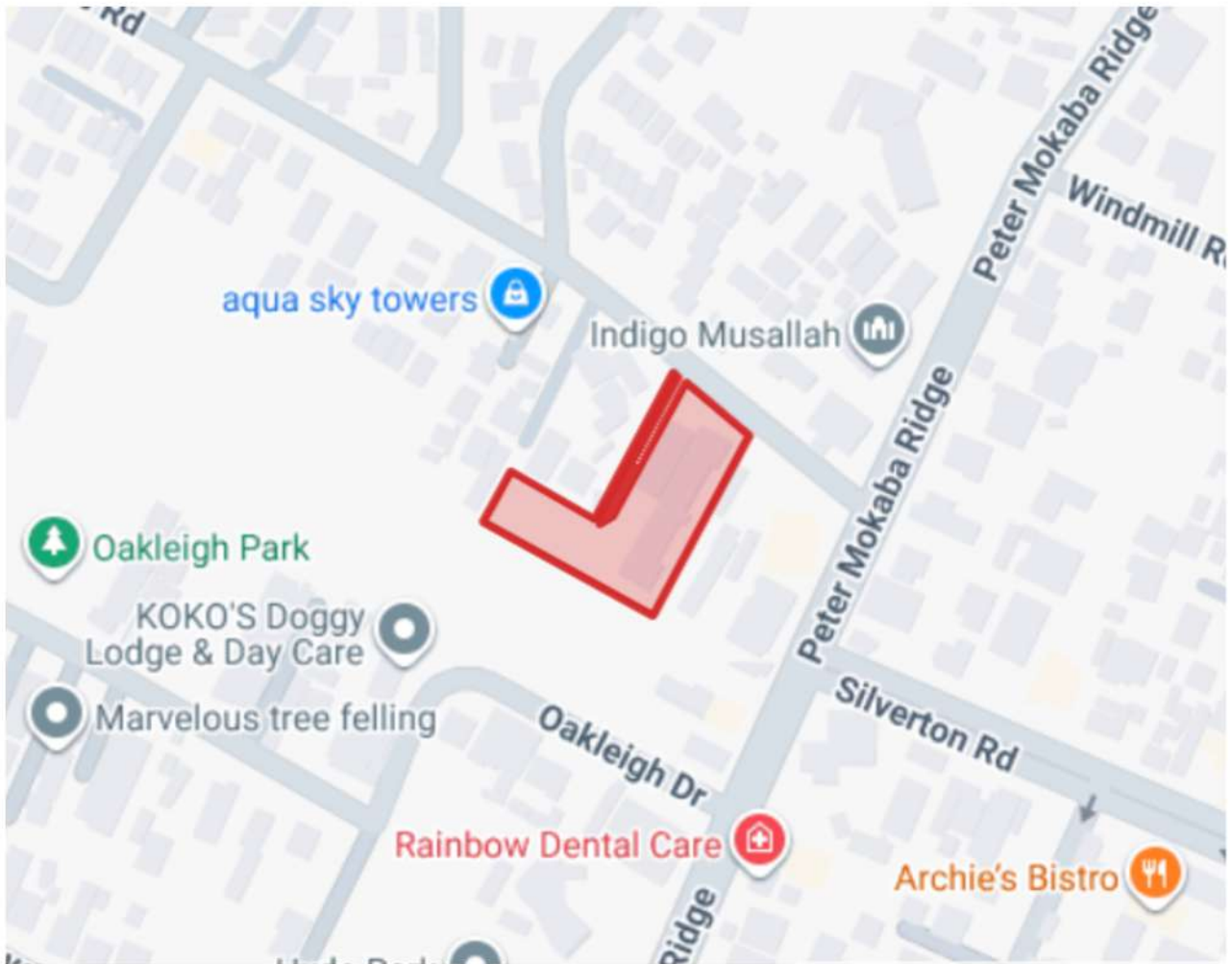
- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- 14 Days Confirmation Period
- 45-Day guarantee Period from confirmation of sale by the Seller
- Possession & Occupation of Property 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



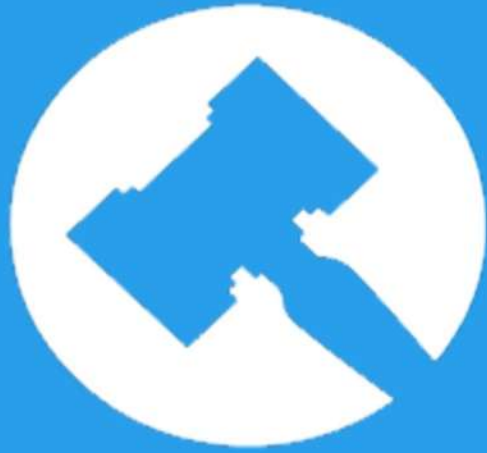
LOCALITY OF PROPERTY



Prime Location with Short Commute Times

Destination	KM
Hospitals & Healthcare Centers	1 - 5 km
Shopping & Entertainment	1 - 3 km
Schools	0.3 - 3 km

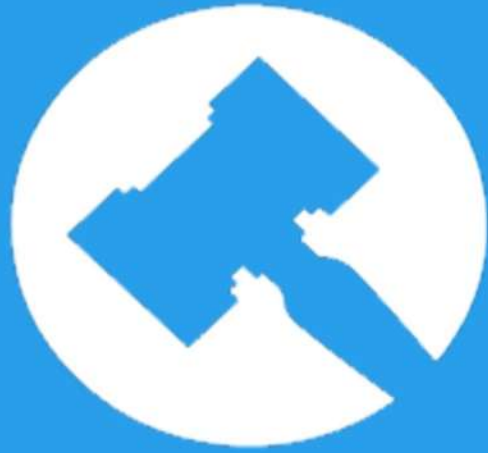
Located in the Musgrave area of Durban, 5 Berriedale Road is situated in a well-established residential suburb known for its convenience and central location.



GENERAL PROPERTY INFORMATION

PROPERTY INFORMATION

General Property Address	Flat 103, 15 Berriedale Road, Brickfield, KwaZulu-Natal
Title Deed Information	
Title Deed Description	Sect 18 of plan 14/1981, known as "RIDGECREST" Situated at Ptn 248, Erf 578, Brickfield, Ethekewini, KwaZulu-Natal
Extent	83 m ²
Title Deed Number	ST848/1981
Municipal Information Zoning	General Residential
Monthly Rates	R 838.25
Lease / Occupancy	Occupied No Lease: Monthly
Levies	R 2,728.04
VAT Status	The seller is NOT VAT Registered - Transfer Duty is Applicable.
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



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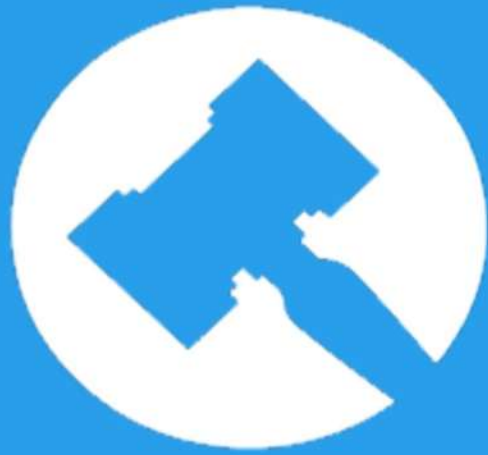
Feature	Details
Bedrooms	2
Bathroom	1
Enclosed Veranda	1
Kitchen	1
Living Room	Open Plan
Dining Area	Open Plan
Garage	Tandem

ADDITIONAL INFORMATION

Neat and practical First floor, 2-bedroom apartment situated in a well-maintained building in the sought-after suburb of Musgrave. The unit offers 1 bathroom, 1 enclosed veranda, an open-plan lounge and dining area, and a functional kitchen, with the added benefit of tandem parking and scenic views.

Centrally located close to major routes, schools, shopping centres and medical facilities, the building is well positioned for convenient city living, making this an ideal lock-up-and-go home or investment opportunity.





PICTURE GALLERY



Exterior and Parking



Interior



Bedrooms and Bathroom
