



**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  
Auctioneer Auctioneers  
Association

**By Appointment**

**SLIE  
DLAMINI**

072 543 7743

031 579 4403

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

**NORTHLYN, 84 SOMTSEU ROAD, NORTH  
BEACH, DURBAN**

**AUCTION**

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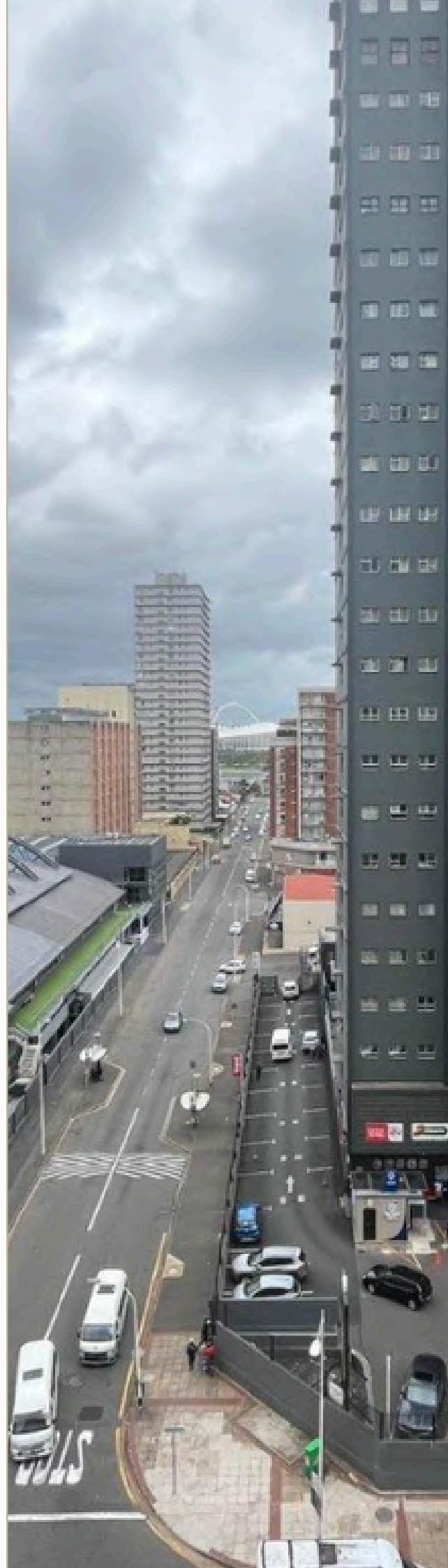
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## DISCLAIMER

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

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# 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

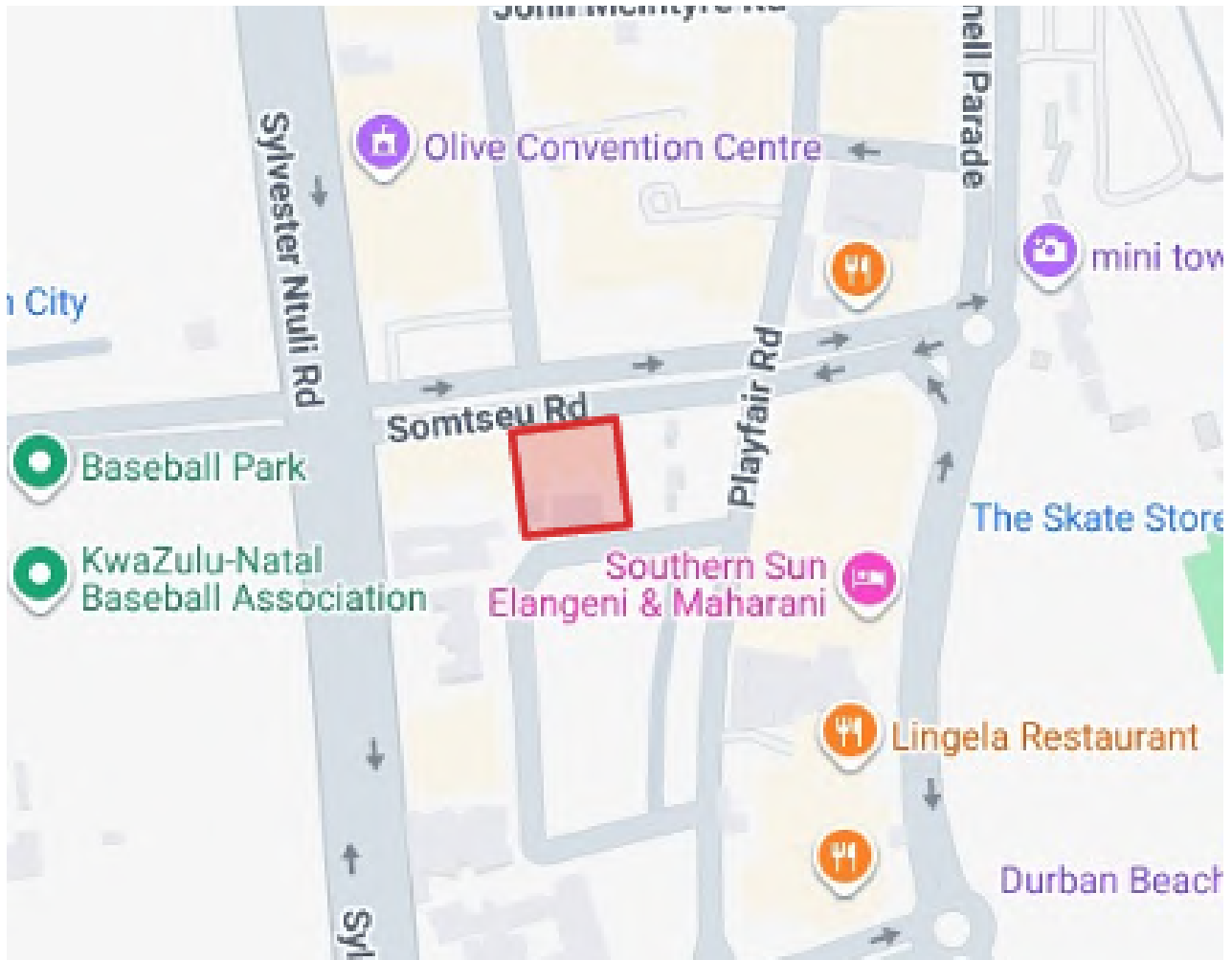
# BANKING DETAILS

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

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## Prime Location with Short Commute Times

Destination	KM
Hospitals & Healthcare Centers	1 - 5 km
Shopping & Entertainment	0.2 - 2 km
Beach	400m

*Located at 84 Somtseu Road, the Northlyn building is a highly sought-after, well-managed shareblock complex that perfectly captures the vibrant Durban North Beach lifestyle. This prime location offers the Golden Mile promenade and swimming beaches just a short two-minute walk away.*



The Northlyn building is a highly sought-after, well-managed shareblock complex that perfectly captures the vibrant Durban North Beach lifestyle.

## EXPERIENCE THE ULTIMATE COASTAL LIFESTYLE WHERE THE CITY MEETS THE SEA.



### A Safe & Peaceful Community

Northlyn offers a secure and well-managed residential environment



### Fresh Sea Air

Located just steps from the iconic Golden Mile, you'll enjoy the rejuvenating coastal breeze and easy access to the promenade.



### Everything You Need Nearby

Every daily convenience is within immediate reach.



### Perfect for Families

This vibrant area offers a fun, active, and engaging lifestyle for all ages.



# GENERAL PROPERTY INFORMATION

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# PROPERTY INFORMATION

<b>General Property Address</b>	84 Somtseu Road, Durban, KwaZulu-Nata
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Erf 11432 [REM OF DURBAN 1737] Township: "DURBAN" Mun: "ETHEKWINI" Province: "KWAZULU NATAL"
<b>Extent</b>	65 m <sup>2</sup>
<b>Title Deed Number</b>	T9951/1989
<b>Municipal Information Zoning</b>	Residential / Shareblock
<b>Monthly Rates</b>	R 500.00
<b>Monthly Levies</b>	R 2000.00
<b>Lease / Occupancy</b>	The unit is currently empty but advertising to let for R8 000,00 per month excluding electricity.
<b>VAT Status</b>	The Seller is NOT VAT registered. Transfer Duty Applicable
<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.

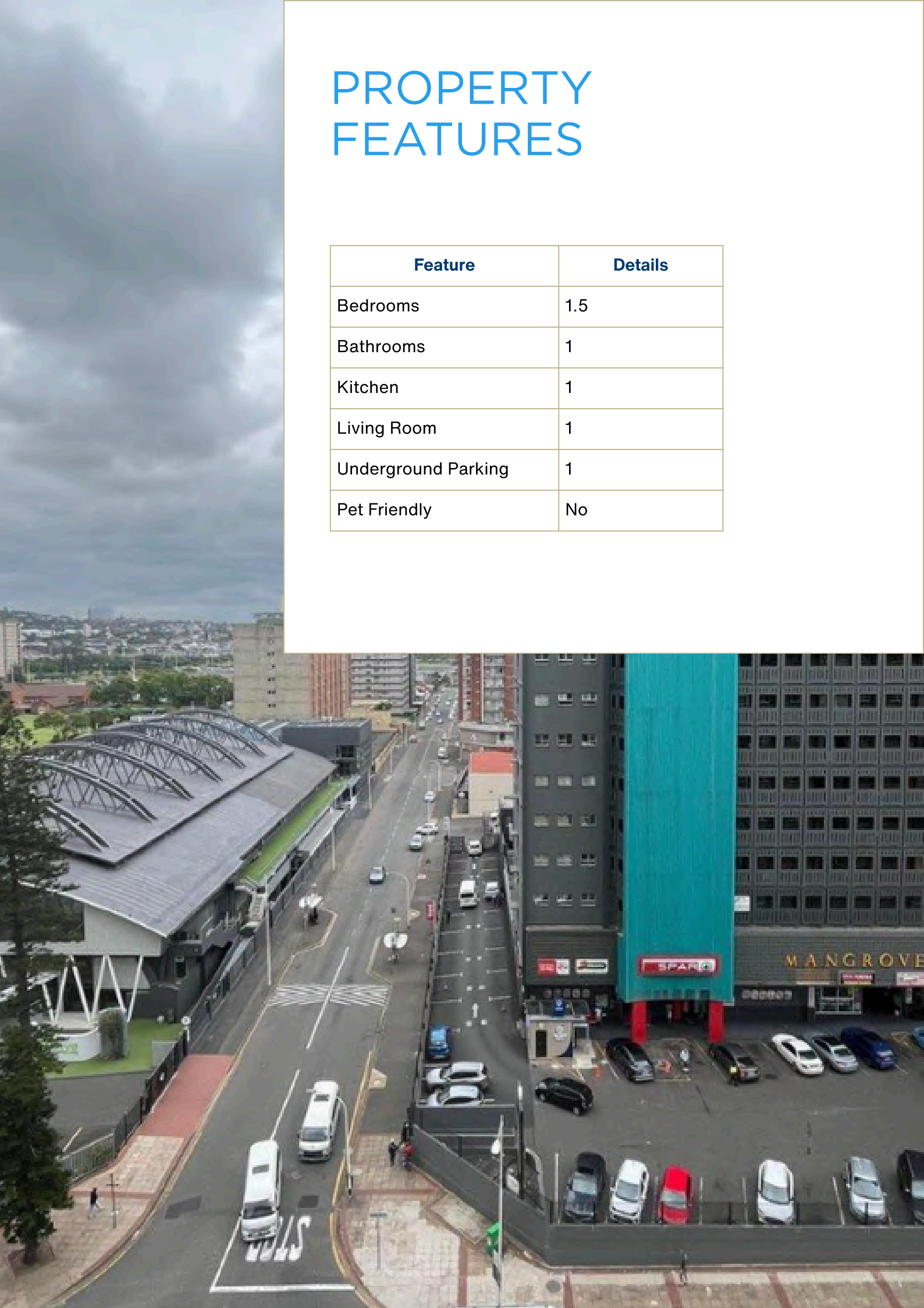


# PROPERTY FEATURES

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# PROPERTY FEATURES

Feature	Details
Bedrooms	1.5
Bathrooms	1
Kitchen	1
Living Room	1
Underground Parking	1
Pet Friendly	No



# ADDITIONAL INFORMATION

This well run and neatly kept building in North beach directly opposite Spar and Ice Rink offers a one and half bedroom flat with underground parking that comes with the unit.

Kitchen with tiled floors, built-in-cupboards, granite counter tops and sink. Recently renovated bathroom with shower, toilet and single hand basin. Tiled flooring from the hall way through out the open plan dining lounge area. Ample cupboard space through out the the unit.

The unit is close to all amenities, entertainment centers, shopping centers, metro police station, hospital with the beach right at the door step. The seller is in the process of installing a prepaid electricity meter.





# PICTURE GALLERY

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Lounge and Kitchen

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Bedrooms and Bathroom

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