



ian wyles
AUCTIONEERS & APPRAISERS



26 MAR 2026

11 am

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

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

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**1 ULEX ROAD
GORDONS BAY**

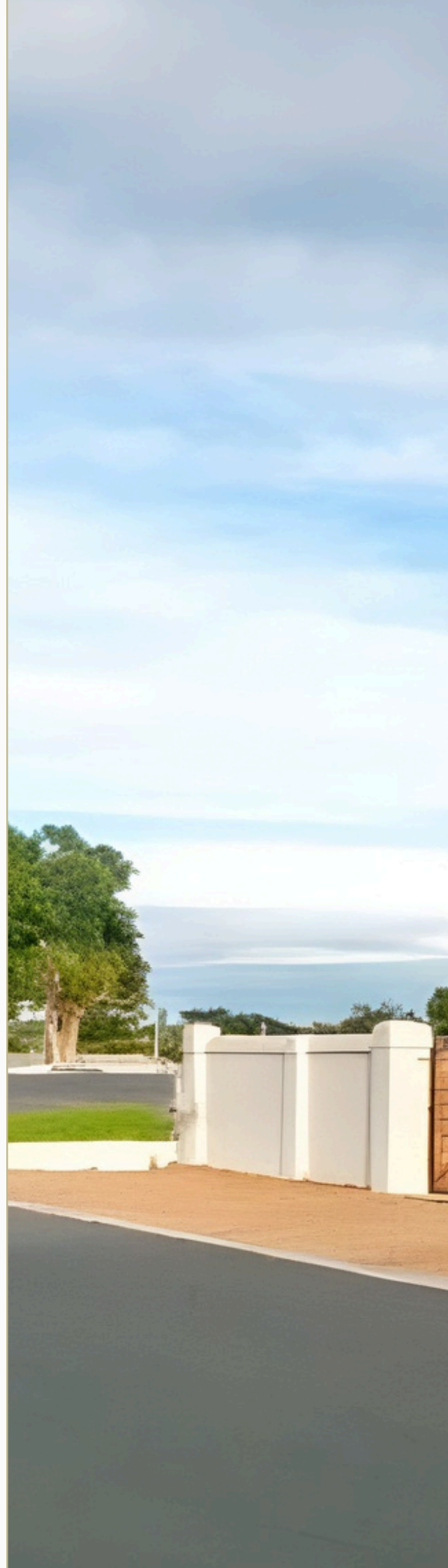
AUCTION

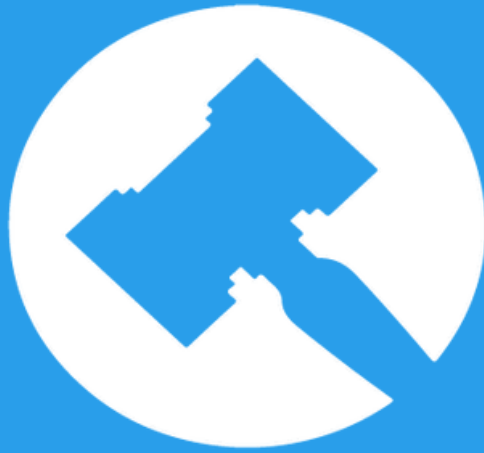
TABLE OF CONTENTS

- * [Auction Terms and Conditions](#)
- * [Locality](#)
- * [Property Information](#)
- * [Key Features](#)
- * [Picture Gallery](#)
- * [Building Plans](#)

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	1-3 km
Shopping & Entertainment	1 km
Beach	0.7 km

Gordon's Bay is a seaside town in the Helderberg region, about 30 km from central Cape Town and around 40 minutes from Cape Town International Airport. It's tucked between the False Bay coastline and the Hottentots-Holland Mountains, giving you both ocean views and mountain backdrops.

It's often described as a relaxed seaside village – quieter and less tourist-packed than central Cape Town, but with beautiful beaches, scenic drives, and easy access to other Cape highlights like wine routes and whale-watching spot



Gordon's Bay is a lovely blend of beach life, outdoor adventure, and scenic beauty — ideal for a laid-back getaway or as a base for exploring more of the Cape's coastal and wine regions.

A NEIGHBOURHOOD WHERE LIFESTYLE AND EVERYDAY COMFORT COME TOGETHER



A Safe & Peaceful Community

This relaxed seaside town is known for its friendly, close-knit community.



Fresh Sea Air

Waking up to ocean breezes and mountain air is part of everyday life in Gordon's Bay.



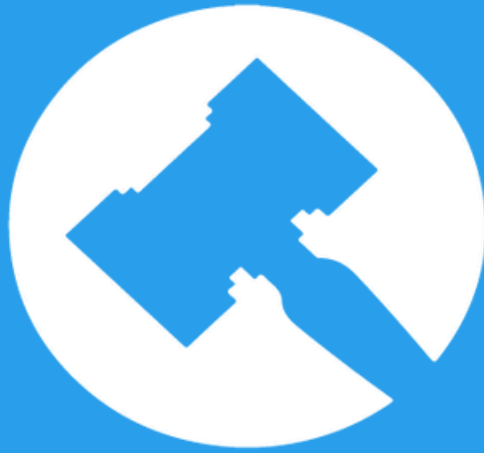
Everything You Need Nearby

From shopping centres and schools to medical facilities, restaurants, and beaches — with Somerset West and major routes just minutes away.



Perfect for Families

Safe beaches and outdoor living make it ideal for family life.



GENERAL PROPERTY INFORMATION

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General Property Address	1 Ulex Road, Gordons Bay
Title Deed Information	
Title Deed Description	RE of Erf 12, Gordons Bay, City of Cape Town, Western Cape
Extent	496 m ²
Title Deed Number	T45407/2023
Municipal Information Zoning	Special Residential 1 (SR1)
Monthly Rates	R 1169.87 Basic (excl. refuse and sewage etc.)
Lease / Occupancy	<p>Main House is currently owner occupied (potential rental is R10,000 per month)</p> <p>Room 2 - Occupied for R4000 per month Room 3 - Occupied at R6000 per month Room 4 - empty (previously rented at R4000 per month) Room 5 - Occupied at R4000 per month Room 6 - Occupied at R4000 per month</p> <p>Garage - rented at R1500 per month</p> <p>Current income is R19,500 per month, with a potential income of R33,500 per month</p>
VAT Status	The Seller is VAT registered.
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	6
Bathrooms (ensuite)	6
Conservatory	1
Kitchen	1
Living Room	1
Dining Area	1
Study	1
Wine Cellar	1
Parking	5 Vehicles
Courtyard	yes
Pet Friendly	yes
Workshop	yes



ADDITIONAL INFORMATION

Perfectly positioned on Ulex Road in Gordon's Bay, just 100 metres from the beachfront, this distinctive coastal property offers a rare opportunity to acquire a luxury residence with exceptional lifestyle appeal and strong investment potential.

The property comes with fully approved plans. Thoughtfully designed to accommodate both elegant private living and multiple income-generating configurations, with up to 6 ensuite bedrooms. Its flexible layout makes it ideal for owner occupation, extended family living, or premium short-term accommodation. At its centre is an impressive double-volume lounge with exposed wooden beams and a traditional fireplace, creating a warm yet refined atmosphere. A mezzanine level overlooks the space and is perfectly suited as a home office, library, or private lounge.

A standout feature is the expansive, commercial-scale kitchen, designed by an owner with a passion for cooking. Its size and layout are ideal for entertaining, catering, or hospitality-style use, adding significant lifestyle and investment value.

The main bedroom suite is generously proportioned, offering an en-suite bathroom and an adjoining multi-purpose room that can serve as a private lounge, executive office, or self-contained income-producing space. This area enjoys independent access, reinforcing the home's dual-purpose design.

Additional accommodation has been configured to maximise privacy and rental flexibility and includes:

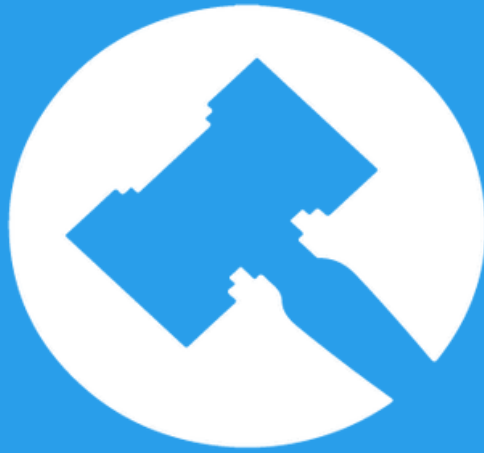
- A study or second lounge previously used as a rentable suite
- Two ground-floor bedrooms, each with its own external entrance
- Separate staff accommodation under roof with independent access
-

Further lifestyle features include a sun-filled conservatory, private wine cellar, and a secure rear workshop. Operationally, the property is exceptionally well equipped, offering:

- Two independent electrical systems, enabling seamless conversion between single luxury residence use or a multi-tenant setup supporting up to seven income streams
- Secure parking for up to five vehicles across two protected parking areas
- CCTV with remote access, ideal for managed rentals or lock-up-and-go ownership

This exceptional home combines coastal proximity, architectural character, and proven income versatility, making it an outstanding option as a luxury residence, high-yield investment, or hybrid live-and-let opportunity in one of Gordon's Bay's most sought-after locations.





PICTURE GALLERY



Timeless elegance meets modern charm
in this stunning thatched-roof home.



Pristine white walls, vibrant green shutters, and iconic curved gables – all set against breathtaking mountain views and a short walk to the beach.



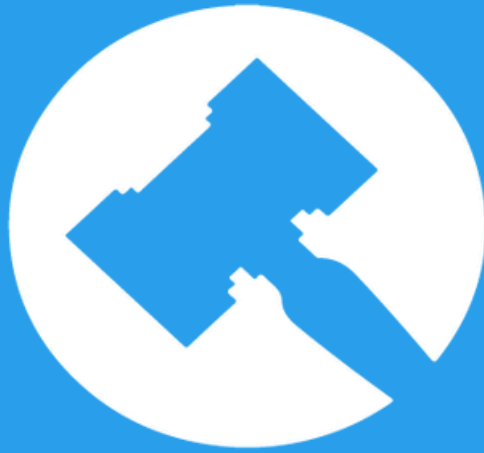
The home features a spacious open-plan design, centred around a striking double-volume living area with exposed timber beams and a classic fireplace that adds warmth and character. This space flows seamlessly into an expansive, commercial-scale kitchen designed by an owner with a true passion for cooking, ideal for entertaining.



This space incorporates a light-filled conservatory-style area, leading up to a mezzanine level that is ideally suited as a study, home office, or quiet retreat, overlooking the main living area and enhancing the home's sense of space and flexibility.



Nestled under the iconic thatched roof, this charming bedroom exudes cozy Cape Dutch character with its exposed wooden beams.



BUILDING PLANS
