



ian wyles

AUCTIONEERS & APPRAISERS

SECTIONAL TITLE

26 MARCH 2026

11 am

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

Live on ZOOM



NAA National
Auctioneers
Association

By Appointment

NAWAZ

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031 579 4403

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**FLAT NO.1 HARROGATE HALL,
432 STEPHEN DLAMINI ROAD, KZN**

AUCTION

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DISCLAIMER

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AUCTION TERMS AND CONDITIONS

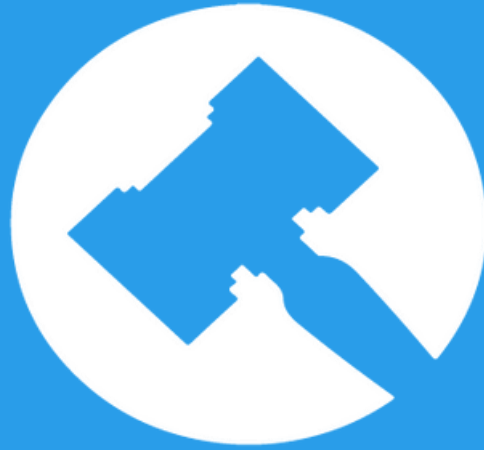


AUCTION

- ◆ 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



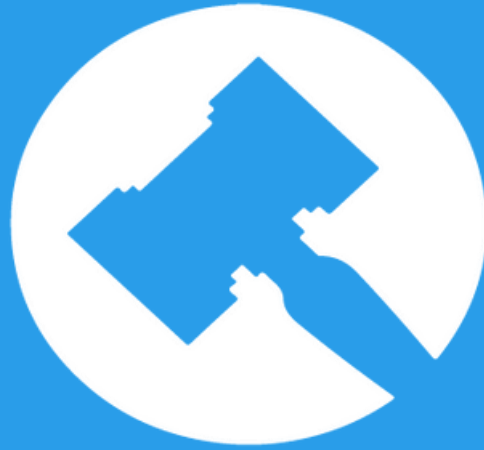
LOCALITY OF PROPERTY



Prime Location with Short Commute Times

DESTINATION	KM
Hospitals & Healthcare Centers	0.3 km – 0.37 km
Shopping & Entertainment	0.35 km – 0.62 km
Education	0.46 km – 0.37 km

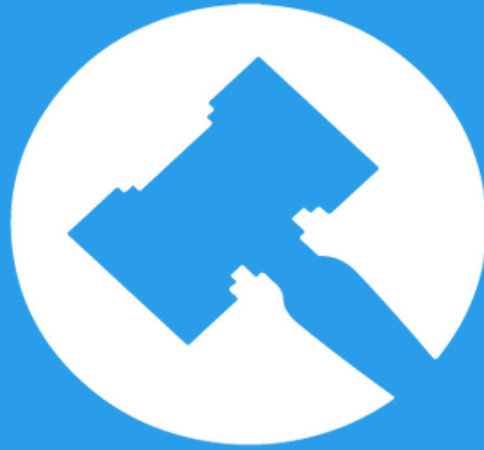
Essenwood is an established, green and centrally-located suburb of Durban, part of the broader Berea area around Stephen Dlamini Road. It sits about 3 km north-west of Durban's CBD, offering a pleasant residential environment close to urban centres.



GENERAL PROPERTY INFORMATION

PROPERTY INFORMATION

General Property Address	Flat no.1, Harrogate Hall, 432 Stephen Dlamini Road
Title Deed Information	
Title Deed Description	Sect 1 of plan 58/1986 "HARROGATE HALL", Situated at Portion 20, Erf 2160
Extents	178m ² 18m ² 13m ²
SS Harrogate Hall (58/1986) unit 18 SS Harrogate Hall (58/1986) unit 28	
Title Deed Number	ST4342/2020
Municipal Information Zoning	Residential
Monthly Rates	R 3 534.00
Lease/ Occupancy	Owner occupied.
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.
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	4
Bathrooms	3
Kitchen	1
Living Room	1
Lounge	1
Study	1
Swimming Pool	1
Staff Quarters	1
Garage	1
Open Parking	1

ADDITIONAL INFORMATION

Set in the heart of sought-after Essenwood, this beautifully designed townhouse offers refined, modern living with an exceptional indoor-outdoor flow.

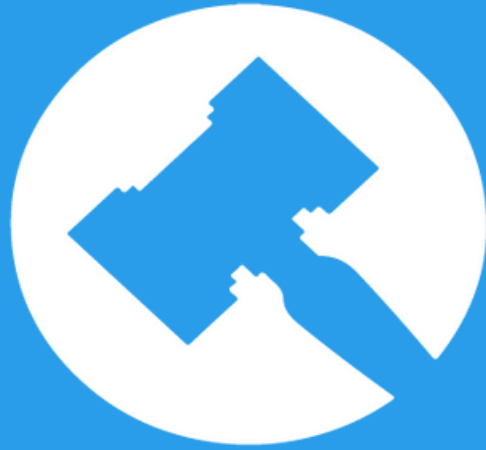
The expansive open-plan living and dining areas are light-filled and finished with sleek tiled floors, seamlessly extending through full-height glass doors to a private, tropical courtyard. Perfect for both relaxed living and entertaining, the outdoor space features a sparkling pool surrounded by lush greenery, creating a tranquil retreat rarely found in townhouse living.

The contemporary kitchen integrates effortlessly with the living space, enhancing the home's easy flow and functionality. Generous proportions throughout provide a sense of space and comfort, while thoughtful design details elevate the home's overall elegance.

Positioned in a quiet, well-maintained complex, this property offers the ideal balance of privacy, security, and convenience — just minutes from top schools, lifestyle amenities, and easy access to the city.

An exceptional opportunity to secure sophisticated townhouse living in one of Durban's most desirable suburbs.





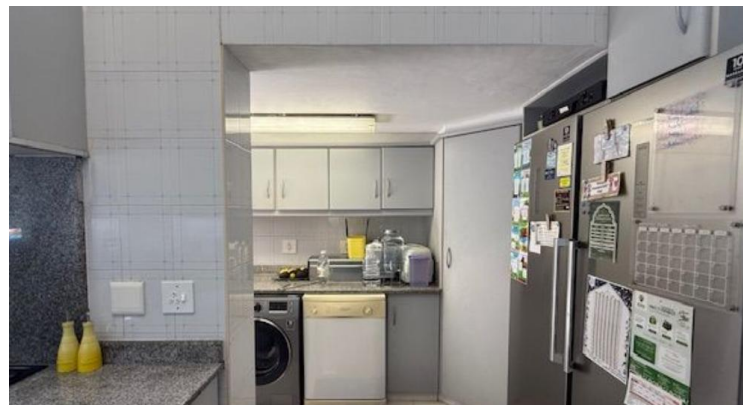
PICTURE GALLERY



Exterior



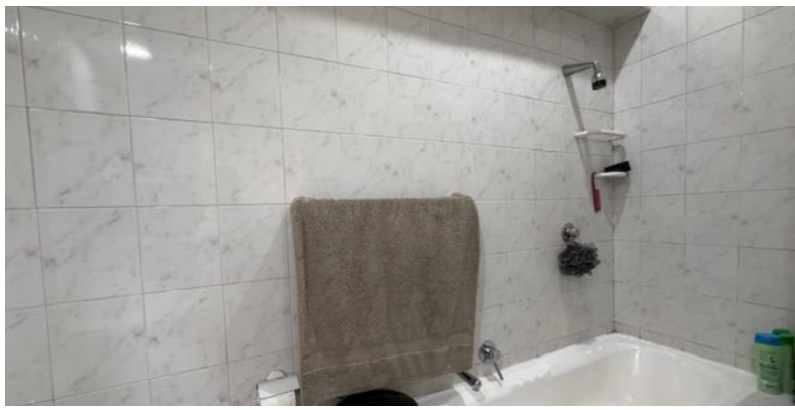
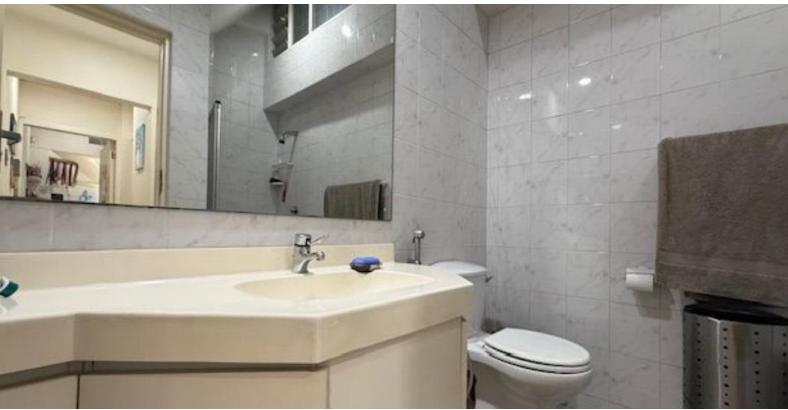
[Open Plan Lounge & Dining Room](#)



[Kitchen & Dining Room](#)



Bedrooms



[Bathrooms](#)



[Parking](#)