



ian wyles
AUCTIONEERS & APPRAISERS

RESIDENTIAL

22 APRIL 2026

11 am

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

Live on ZOOM



**NAA National
Auctioneers
Association**

By Appointment

RICHARD

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**45 VAUSEDALE CRESCENT,
QUEENSBURGH, KWAZULU NATAL**

A U C T I O N

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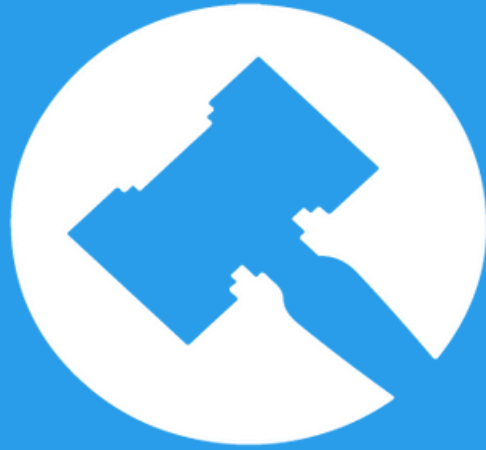
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DISCLAIMER

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AUCTION TERMS AND CONDITIONS

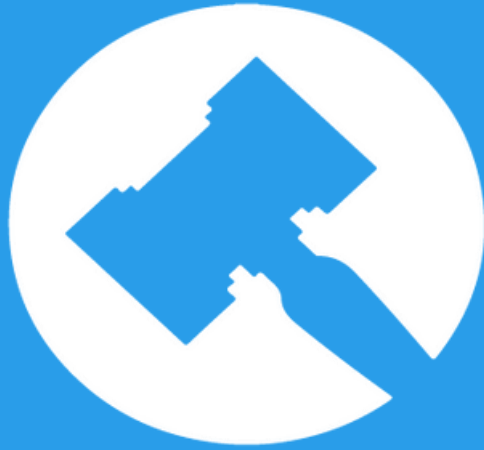


AUCTION

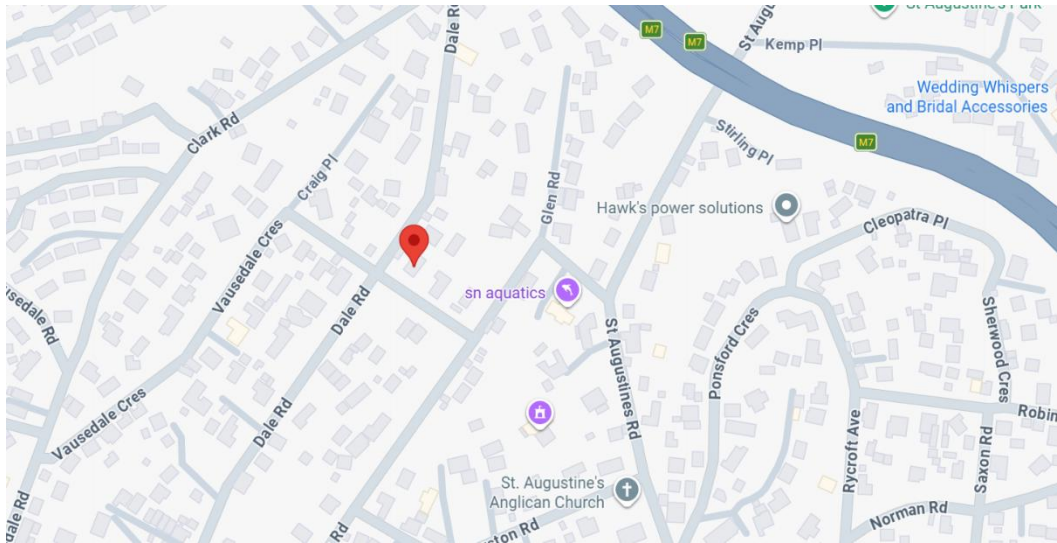
- ◆ 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- ◆ 10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- ◆ 14 Days Confirmation Period
- ◆ 45-Day guarantee Period from confirmation of sale by the Seller
- ◆ Possession & Occupation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

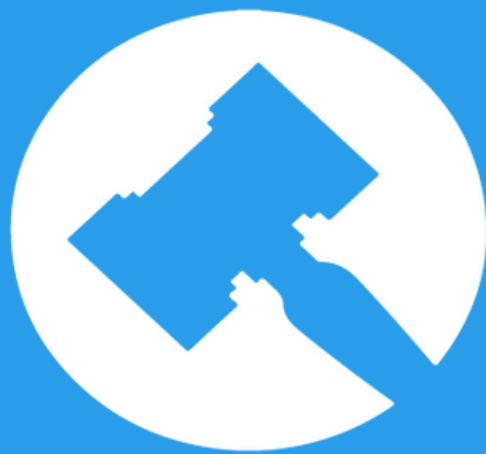


Prime Location with Short Commute Times

DESTINATION	KM
Hospitals & Healthcare Centers	1.9 km – 2.73 km
Shopping & Entertainment	0.69 km – 2.43 km
Education	0.47 km – 0.69 km

Queensburgh is a residential suburb southwest of Durban CBD, known for its community feel, established housing and convenient road connections (including the **N2/M7** routes) into Durban and surrounding areas. The neighbourhood includes areas such as **Escombe, Malvern, Northdene and Bellair**. It's approximately **15–20 km from Durban's city centre** (about a 20-minute drive depending on traffic).

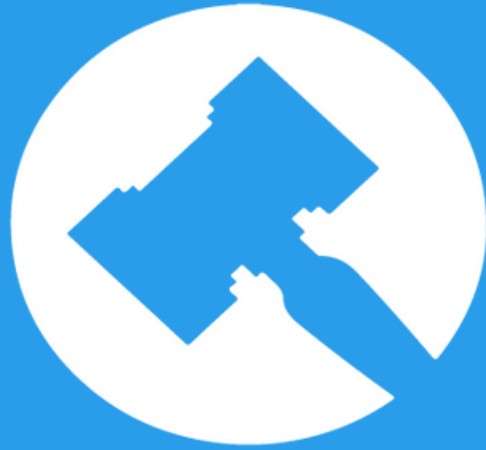
The community includes schools, healthcare access, parks, shopping centres, and transport options, making it a balanced suburban location with both everyday convenience and natural spaces nearby.



GENERAL PROPERTY INFORMATION

PROPERTY INFORMATION

General Property Address	45 Vausedale Crescent, Queensburgh, Kwazulu Natal
Title Deed Information	
Title Deed Description	Erf 2056, Queensburgh, "remainder of QUEENSBURGH" eThekweni, Kwazulu Natal
Extent	2324m ²
Title Deed Number	T11157/1988
Municipal Information Zoning	Residential
Monthly Rates	R 725.00
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



PROPERTY FEATURES

Feature	Details
Bedrooms	3
Bathrooms	2
Kitchen	1
Scullery	1
Dining Room	1
Lounge	2
Veranda Rooms	2
Cottage	1 Bedroom, Guest Toilet, 1 Bathroom, Lounge, Kitchen & Laundry room

ADDITIONAL INFORMATION

East facing, this light-filled, gracious Victorian home sits fair and square in the middle of a large well maintained corner property . While the original house is wood and iron, additions over the decades are brick, so Oregon floors, beams and struts are juxtaposed with plastered walls and antique windows and doors.

Recalling a time when home space was gracious and generous, this grand old dame boasts versatile living areas that can accommodate extended family living.

The main house comprises a kitchen with scullery, a dining room, two large lounges, two enclosed multi-purpose veranda rooms, a master bedroom with a bathroom featuring the classic cast iron tub.

Antique glass and wood doors open onto the eastern quarters, which comprise a bedroom looking out onto the garden, separate toilet, walk-in shower, fitted kitchen and a modest lounge. This area can be closed off to form a separate unit for rent, or it can house a family member needing privacy, independence or care.

There is one veranda and two porches, affording views, breakfast nook and covered outside entertainment area.

The cottage, converted from the garage built in the '70's, comprises a tiled bathroom, with toilet and shower, bedroom and lounge with double doors onto a broad veranda, a guest toilet, a laundry area and a kitchen, with great views over the hills to the sea on the horizon.

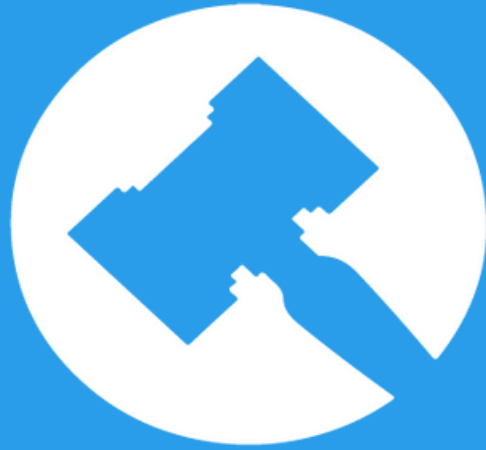
There is also a small treated-wood and iron shed, suitable for garden tools and storage.

The garden, with several decades of planting indigenous plants that thrive in the sandy soil, attracts birds and butterflies, also offers the unique feature of an amphitheatre that seats 80, with custom-made ceiling to floor Oregon doors opening out from the dining room. The walled courtyard has a fireplace, an arch and an open air outdoor cold-water shower ideal for sweltering Durban summers.

The property, 1600 square metres, is fully walled and fenced, with electronic gate entrance and ample safe parking space. It was terraced for stability, comprising the top terrace, the large middle terrace where the house sits firmly on red brick foundations with well-made verandas, and a lower terrace large enough to build a garage.

As a corner property, the opportunity to explore the versatility of the space abounds; it is easily divided into private space or left open for family or community living.

This functional family home has stood the test of time and still has much to offer, especially to the keen renovator. Situated a mere 500 metres from Main Road, with public transport, malls, shops, schools, clinic and library, access to M7 and N2, all conveniences are nearby. It forms part of a community minded neighbourhood and is well patrolled by various service providers in the Security Industry.



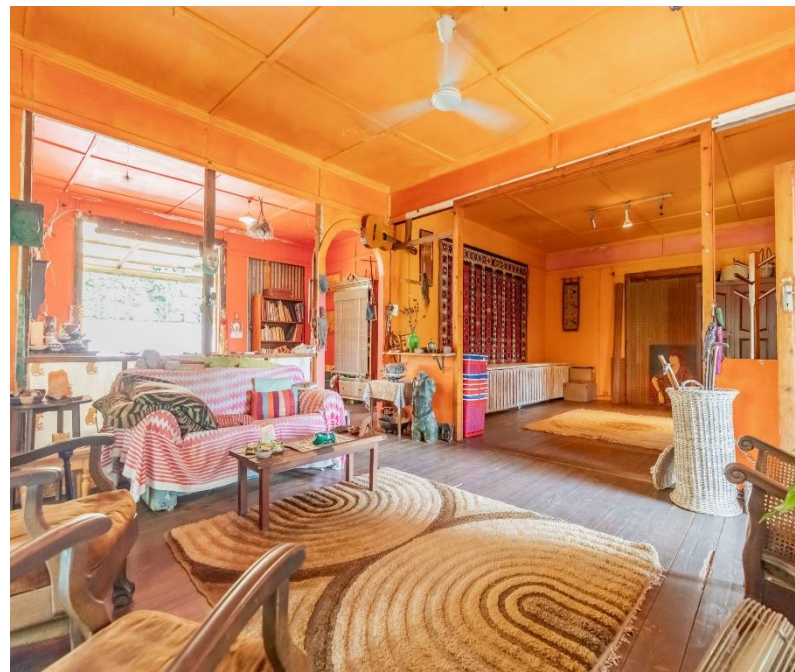
PICTURE GALLERY



Exterior



Exterior



[Interior](#)



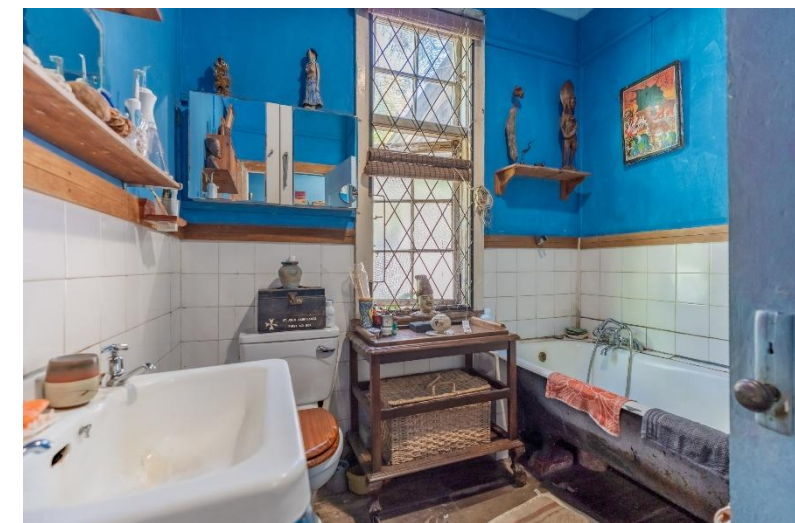
[Interior](#)



Interior



[Interior](#)



Interior



[Interior](#)



Exterior



Exterior



Exterior