



ian wyles

AUCTIONEERS & APPRAISERS

RESIDENTIAL

22 April 2026

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



NAA National
Auctioneers
Association

By Appointment

CARMEN

JESSON

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8 SUNRISE PLACE, PINETOWN,
KWAZULU -NATAL

AUCTION

AUCTION TERMS & CONDITIONS

- 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

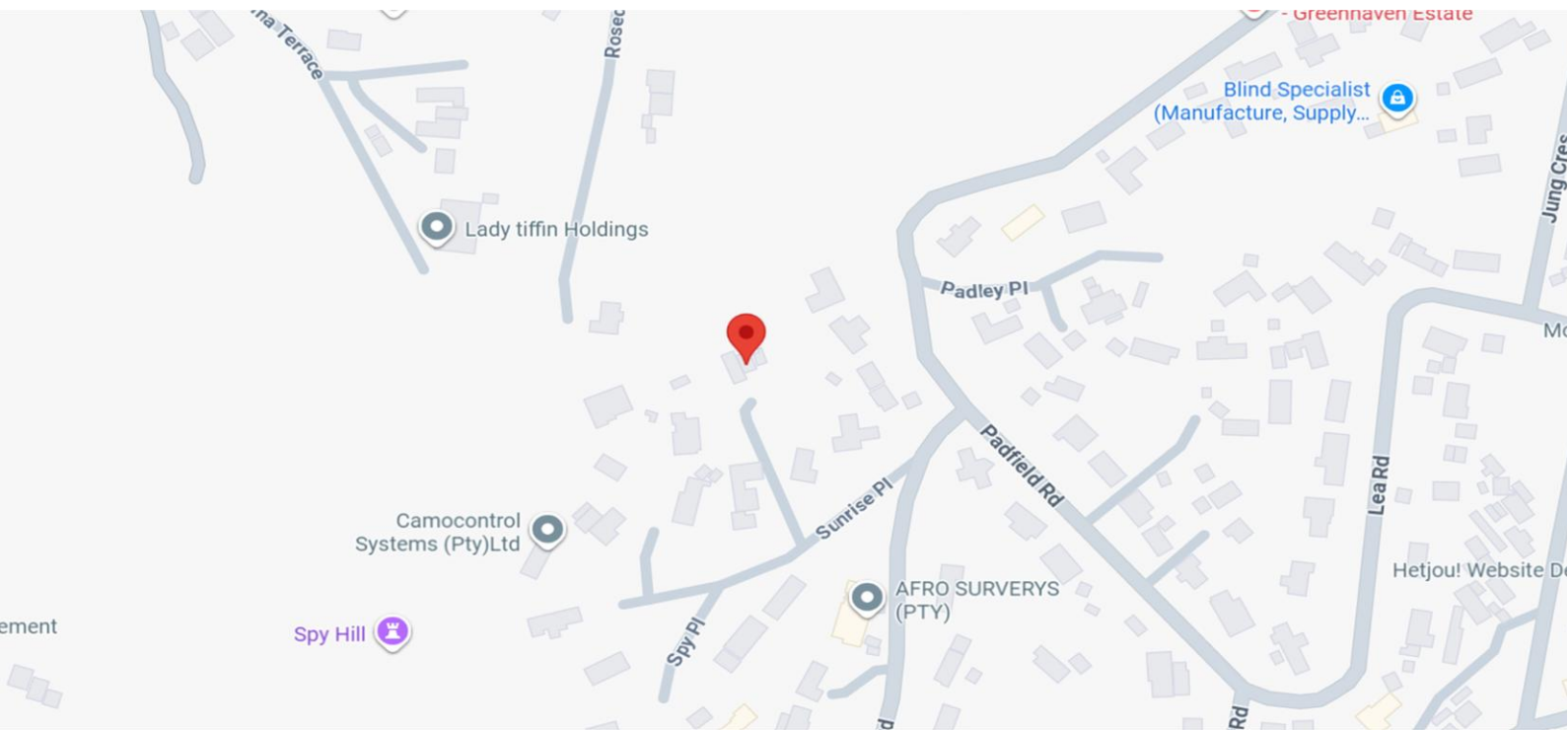
Wyles [BANKING DETAILS](#)

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

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.

PROPERTY LOCATION



Padfield Park is a well-established and sought-after residential suburb located within Pinetown, approximately 15 to 20 kilometers west of the Durban city Centre. The suburb forms part of the eThekweni Metropolitan Municipality and is known for its elevated positioning, scenic views, and peaceful suburban atmosphere.

Developed primarily as a residential area, Padfield Park offers a tranquil environment characterized by tree-lined streets, spacious properties, and a strong sense of community. The suburb predominantly features freestanding homes, many of which are set on generous plots, making it particularly appealing to families and buyers seeking space and privacy. Over time, many properties have been modernized, contributing to the suburbs' continued desirability and stable property values.

PROPERTY INFORMATION

General Property Address	8 Sunrise Place, Padfield Park, Pinetown
Title Deed Information	
Title Deed Description	Erf 6290, Pinetown Ext 60, eThekweni, Kwazulu-Natal
Extent Under Roof	2200 m ² 350 m ²
Title Deed Number	T13371/1992
Municipal Information Zoning	Residential
Monthly Rates	R 1 450.00
Lease/ Occupancy	Owner Occupied / Tenants
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.

ADDITIONAL INFORMATION

RESIDENTIAL PROPERTY ON AUCTION

This versatile property presents an exceptional opportunity for both investors and extended families alike. Currently configured as six self-contained units, the home offers excellent income-generating potential, ideally suited for student accommodation or smaller family rentals. With an estimated rental income of approximately **R27,000 per month (current income is currently R14000 (80% Occupation) with the owner still living there)**, it represents a strong and attractive investment option. The units are designed to ensure comfortable, practical living spaces, enhancing their long-term tenant appeal.

Alternatively, with minimal adjustments, the property can easily be transformed into a single-family residence. The generous layout allows for comfortable multi-generational living, offering privacy for larger families while still maintaining excellent functionality.

The outdoor living areas further elevate this home's appeal. A beautiful swimming pool is complemented by an inviting entertainment area, perfectly positioned to take advantage of the **stunning, expansive views**, including scenic ocean vistas that create a tranquil and highly desirable living environment.

The property also offers ample parking and generous yard space, providing practicality, convenience, and additional flexibility for residents or tenants.



GALLERY



[EXTERIOR](#)



INTERIOR



INTERIOR



INTERIOR



INTERIOR



EXTERIOR