



ian wyles

AUCTIONEERS & APPRAISERS

RESIDENTIAL

27 MAY 2026

11 am

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

Live on ZOOM



NAA National Auctioneers

By Appointment

ANDREW GIDDY

082 601 9278

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**159B BEACH ROAD, GORDONS BAY,
WESTERN CAPE**

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

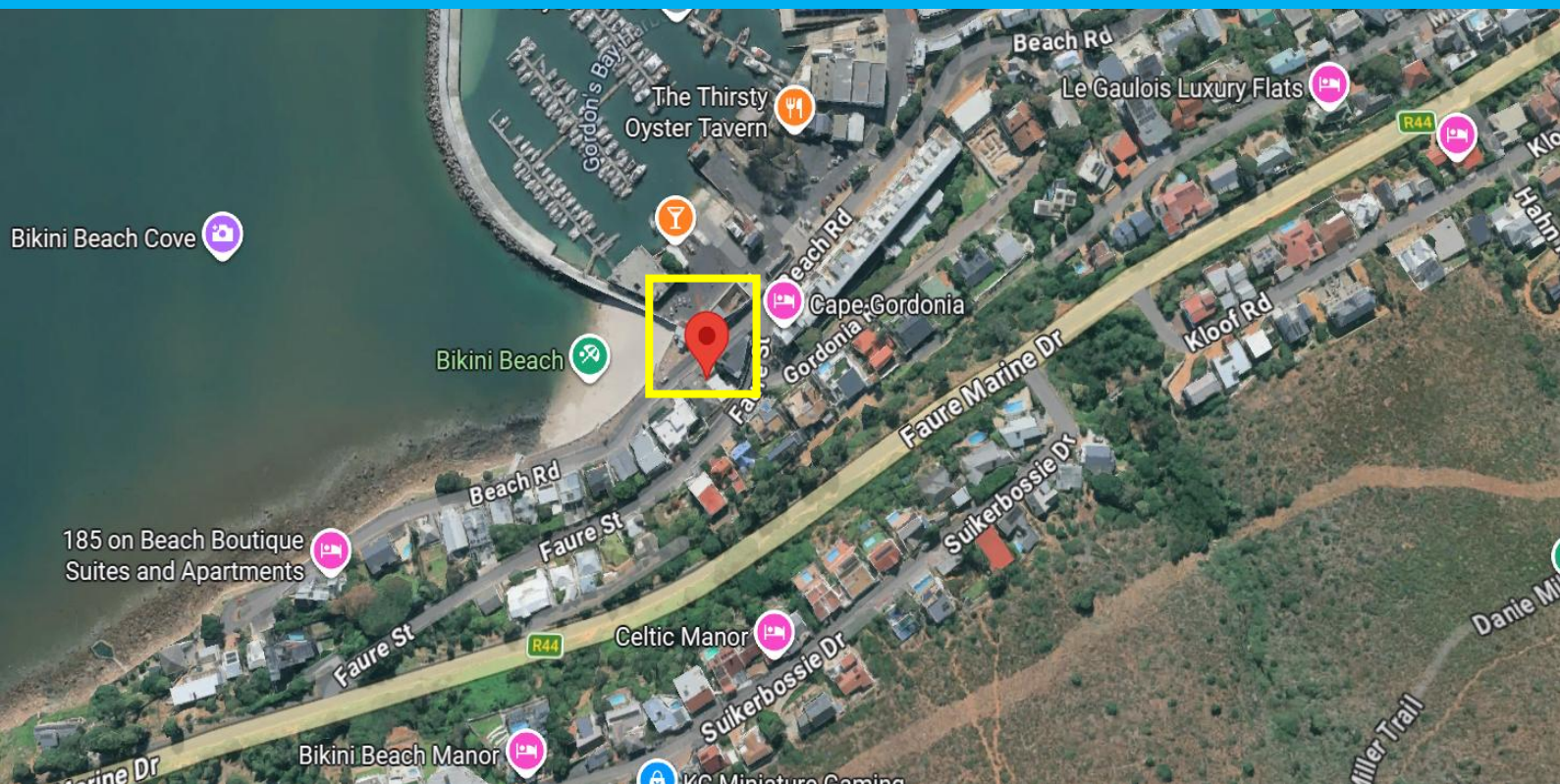
BANKING DETAILS

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 LOCALITY



159 Beach Road is located in **Gordon's Bay Central**, a seaside suburb in the Helderberg region of Cape Town.

key characteristics includes beachfront location (directly across from Gordon's Bay main beach), Scenic views of False Bay, Relaxed, small-town coastal lifestyle, Popular for holiday homes, retirees, and short-term rentals.

Easy access to **R44 (Clarence Drive) and N2 highway**. The area is known for its walkability, especially along Beach Road, with cafés, restaurants, and ocean views right outside.

PROPERTY INFORMATION

General Property Address	159B Beach Road, Gordons Bay, Western Cape
Title Deed Information	
Title Deed Description	RE of Erf 973 [-ERF 149,971,147] Gordons Bay, City of Cape Town, Western Cape
Extent	666 m ²
Title Deed Number	T36342/1994
Municipal Information Zoning	Residential
Monthly Rates	R4 500.00
Lease/ Occupancy	The property is currently used as a Holiday Let
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

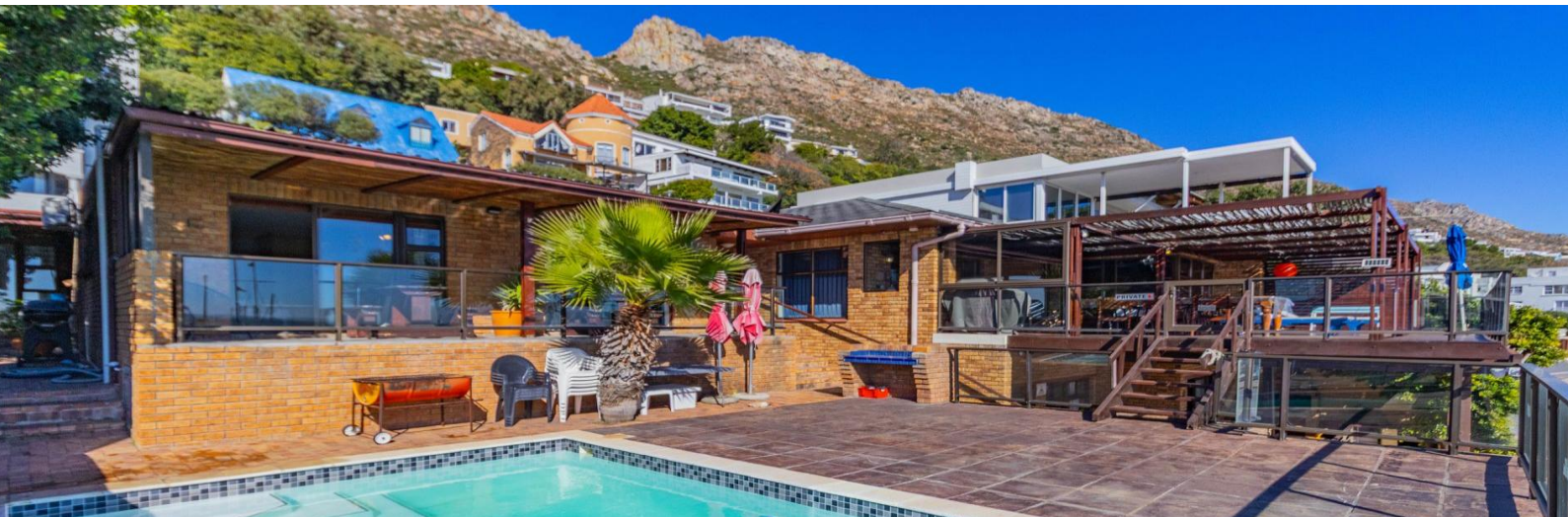
Prime Beachfront Living in Gordons Bay - Investment Opportunity!

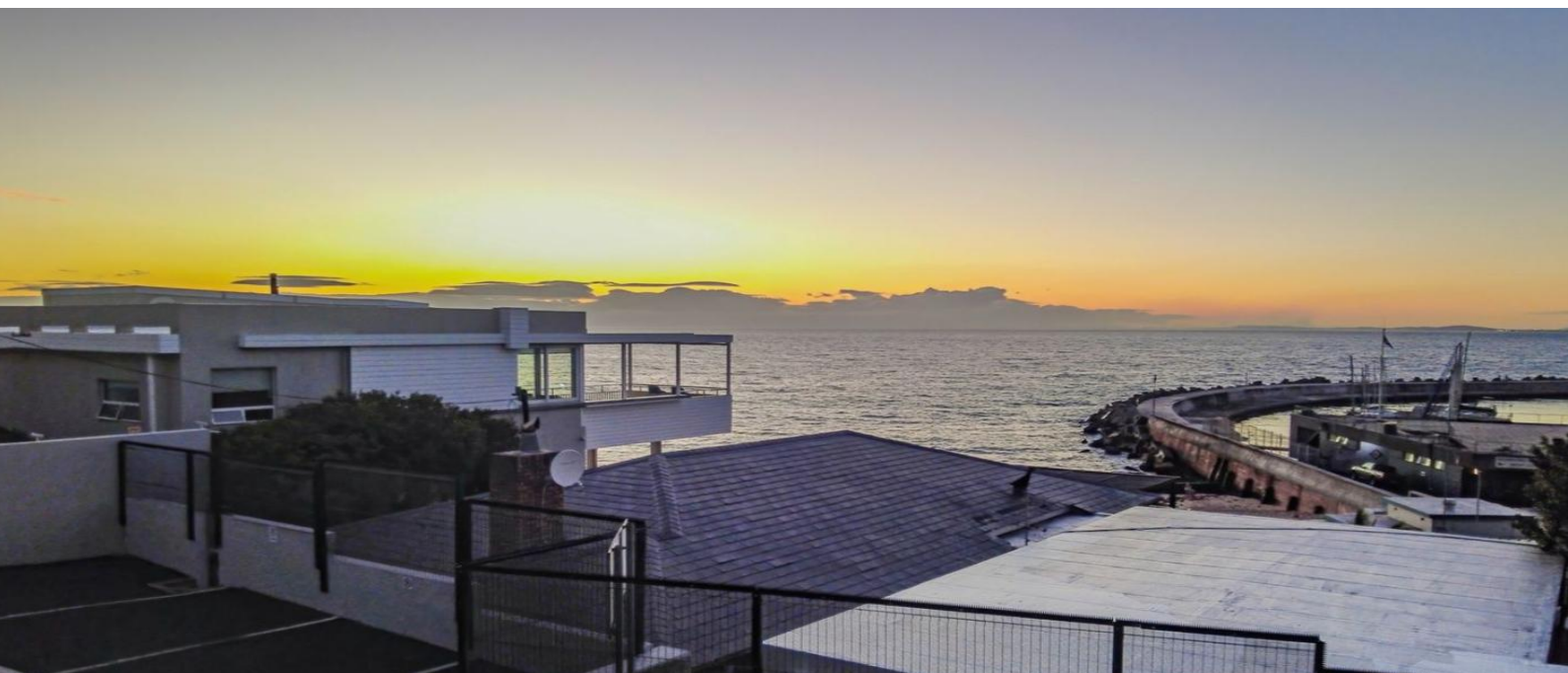
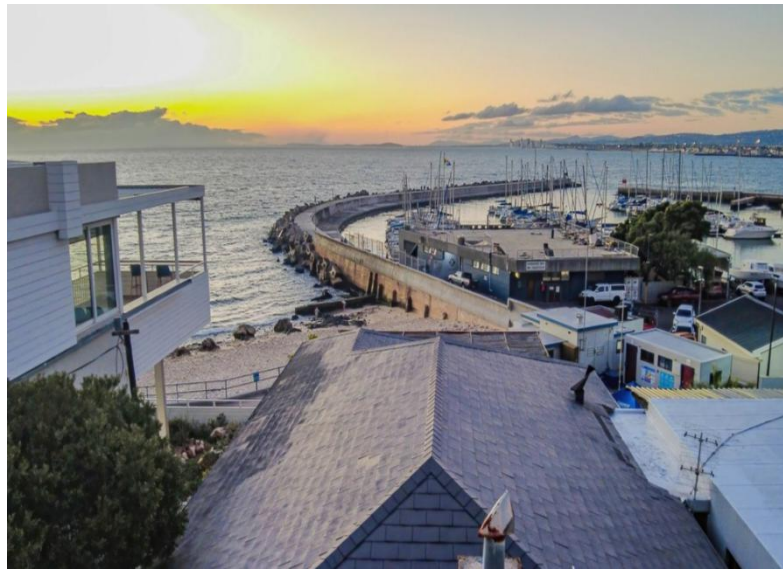
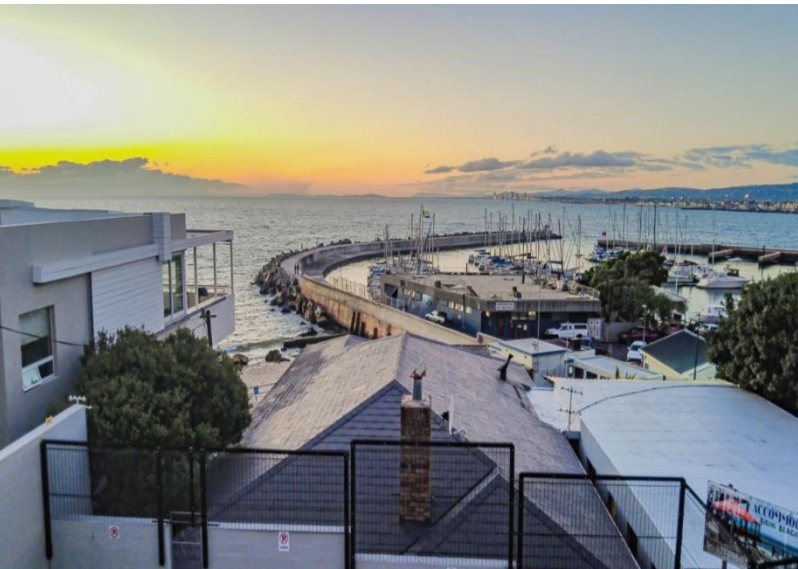
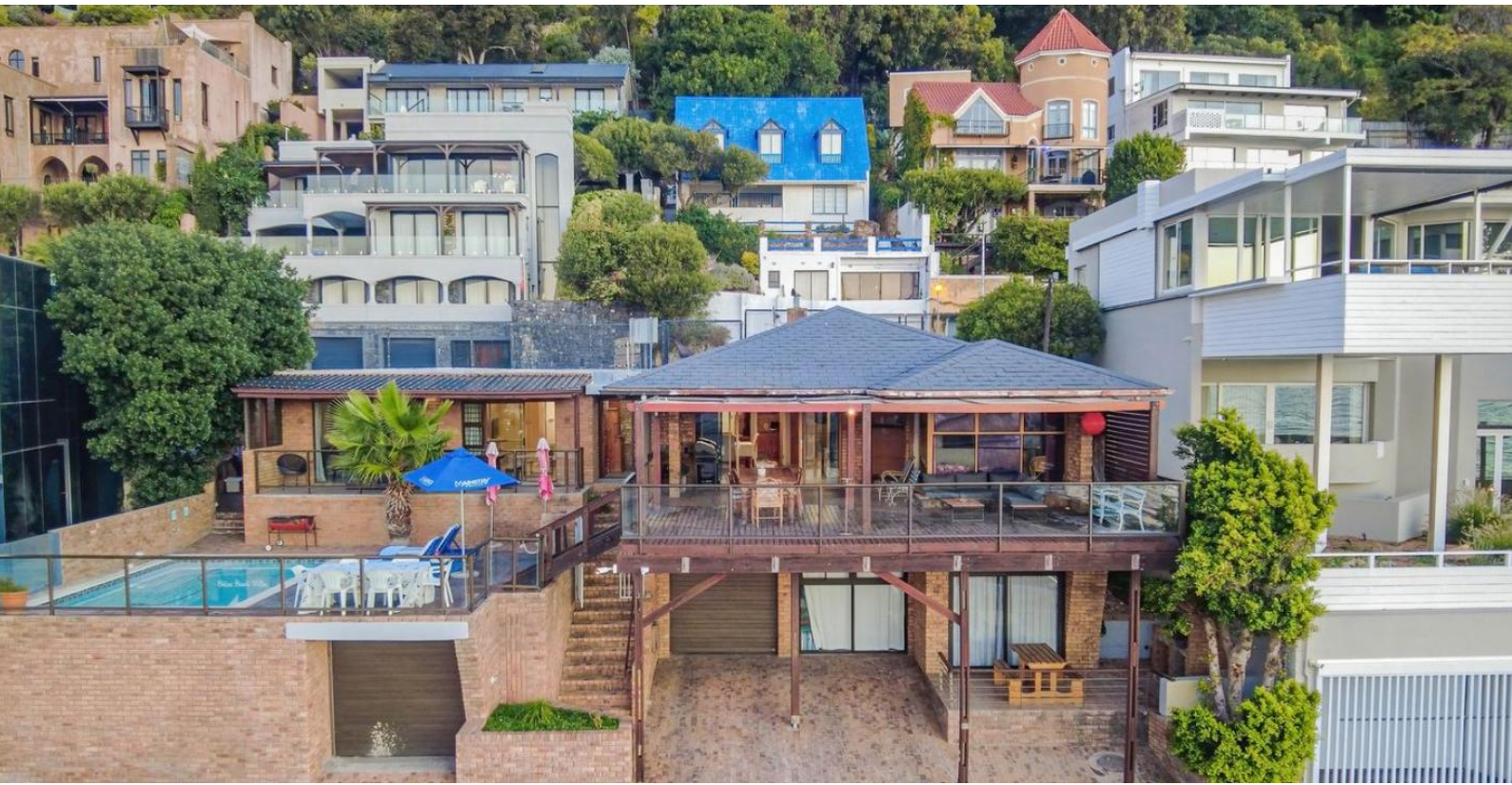
Embrace the Coastal Lifestyle in this Stunning 6 Bedroom Home, This expansive beachfront property offers unparalleled luxury and the potential for significant rental income. With breathtaking ocean views and direct access to the beach, this home is a true coastal gem.

Key Features:

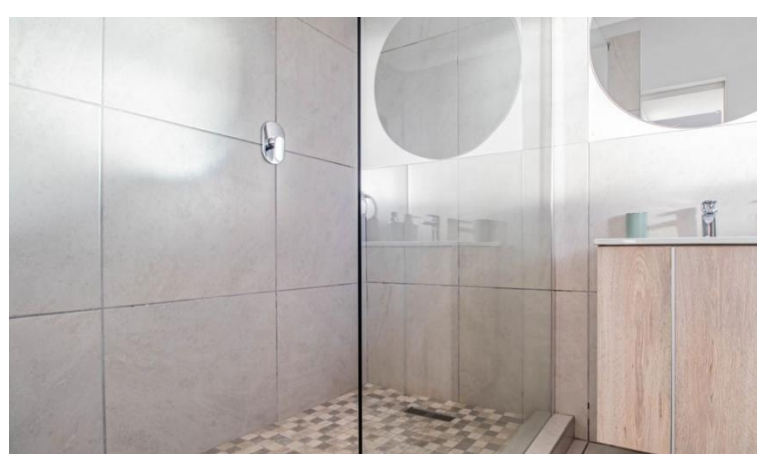
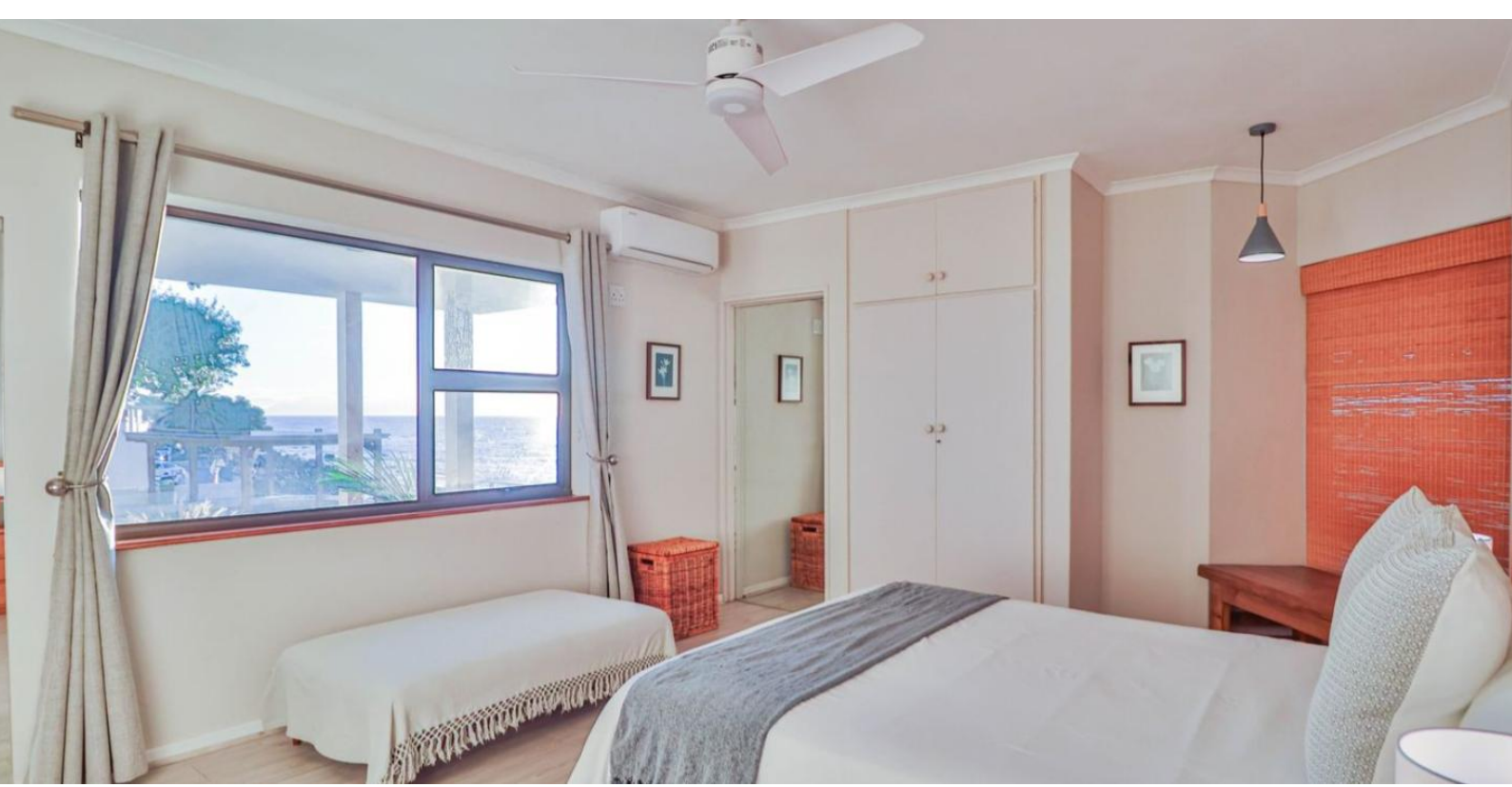
- **Spacious Accommodation:** Featuring 6 generously sized bedrooms, with certain bedrooms featuring en-suite bathrooms, this home provides ample space for family and guests.
- **Luxurious Living:** Enjoy a range of high-end features, including a private pool, expansive entertainment areas, and stunning ocean views.
- **Income Potential:** Currently generating an average monthly income of R50,000 through Airbnb, this property presents a lucrative investment opportunity.
- **Additional Features:** Staff quarters, Sauna

An Unforgettable Coastal Lifestyle Awaits, Whether you're seeking a luxurious family home or a lucrative investment opportunity, this beachfront property offers it.

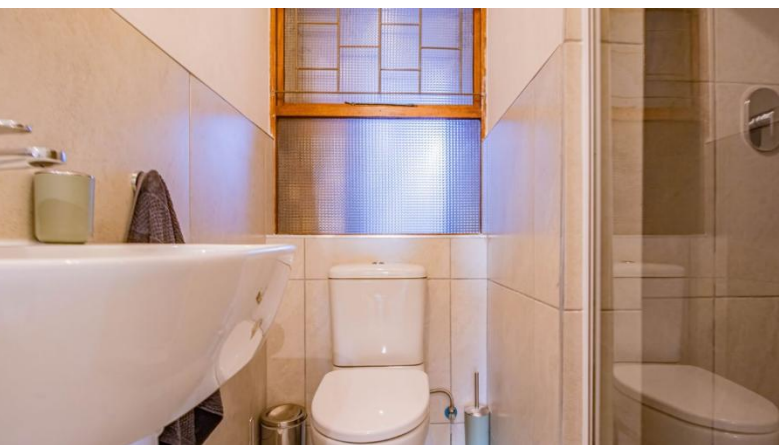
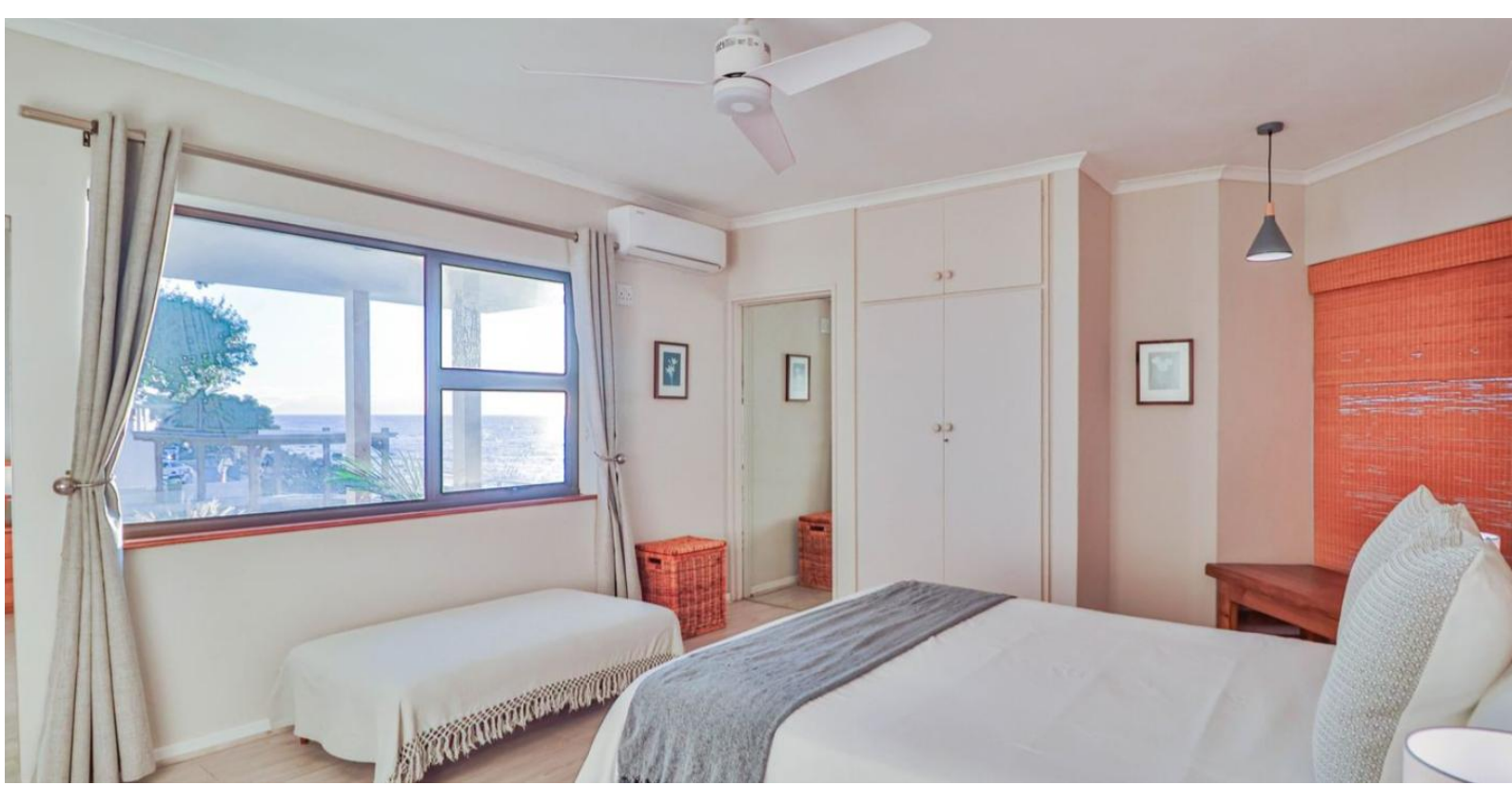




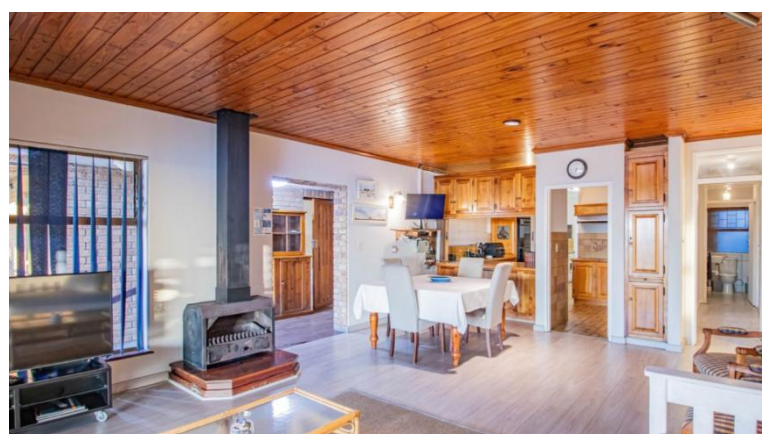
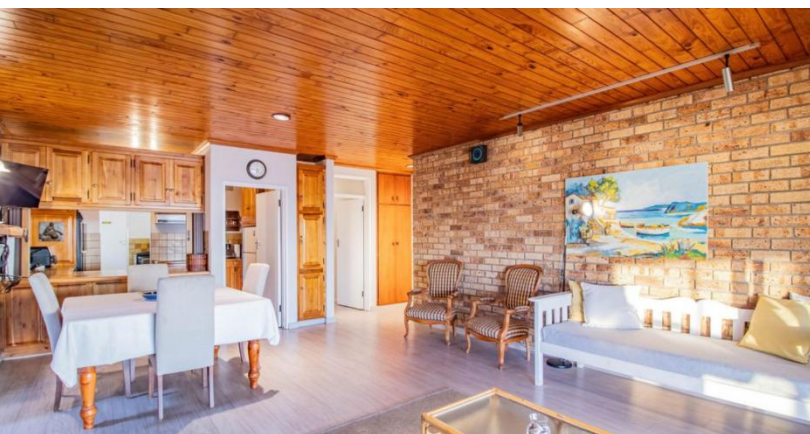
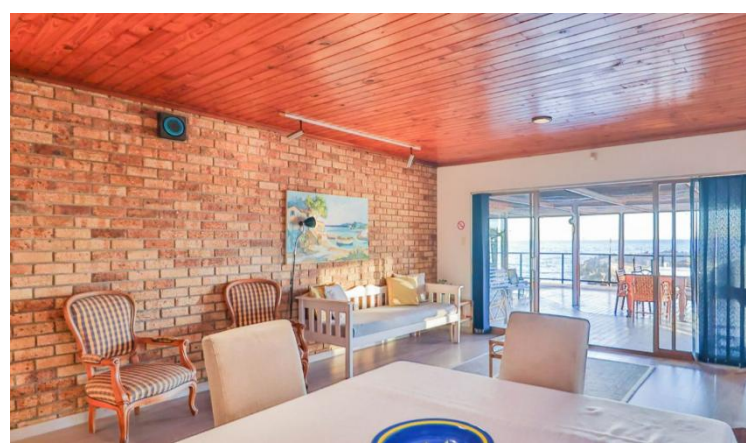
Exterior



Interior



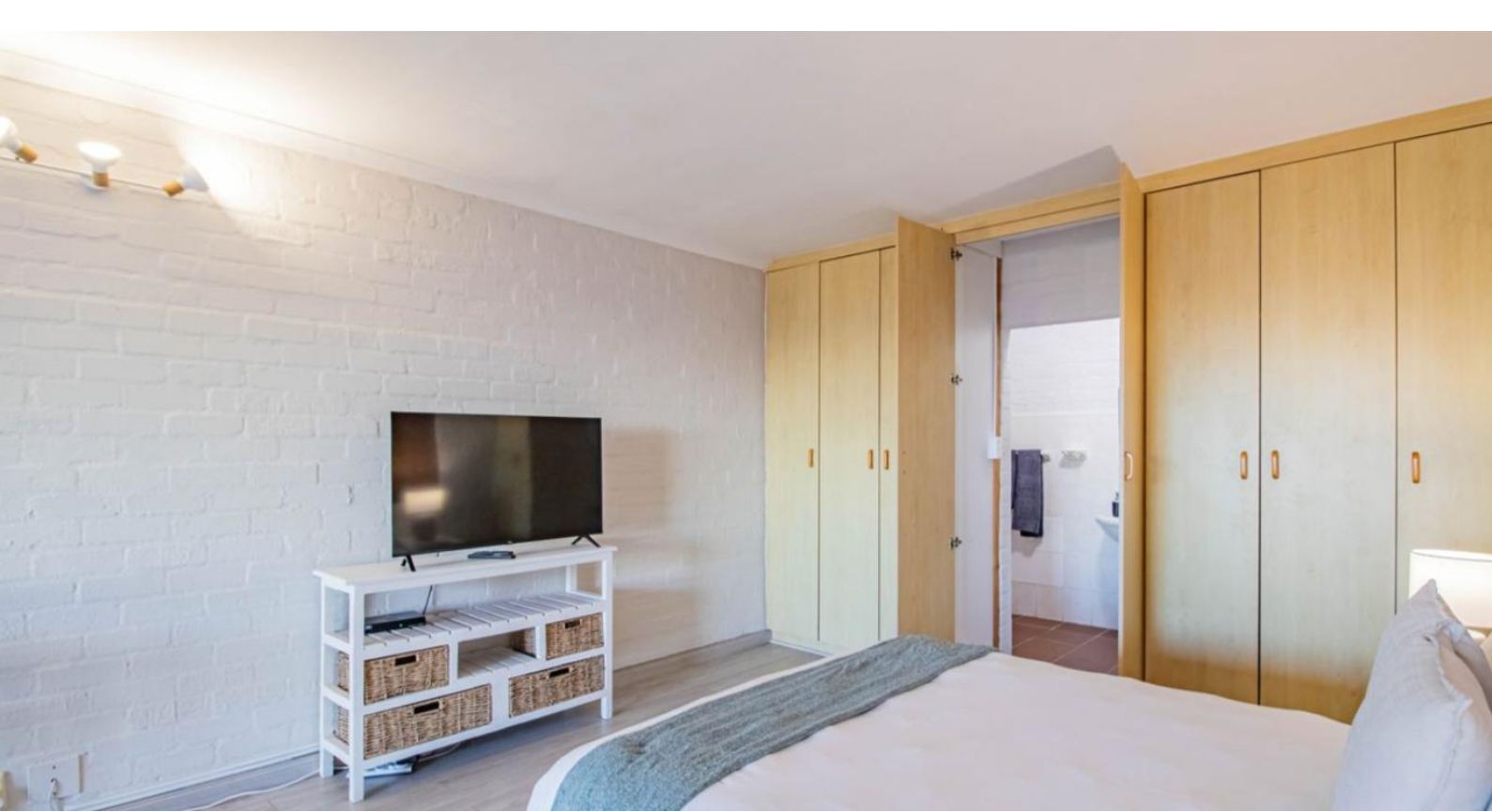
Interior



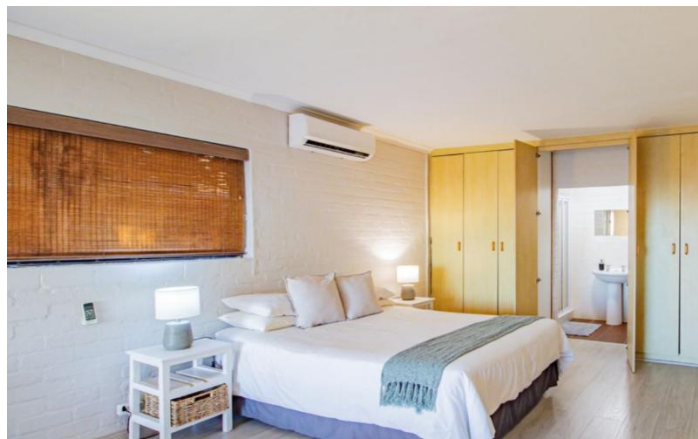
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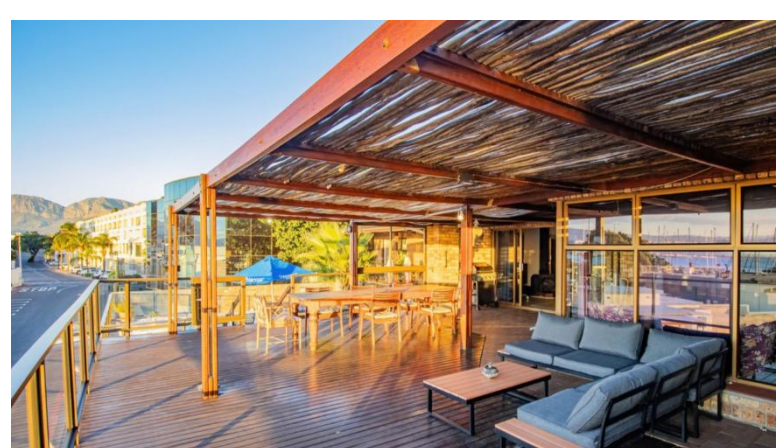
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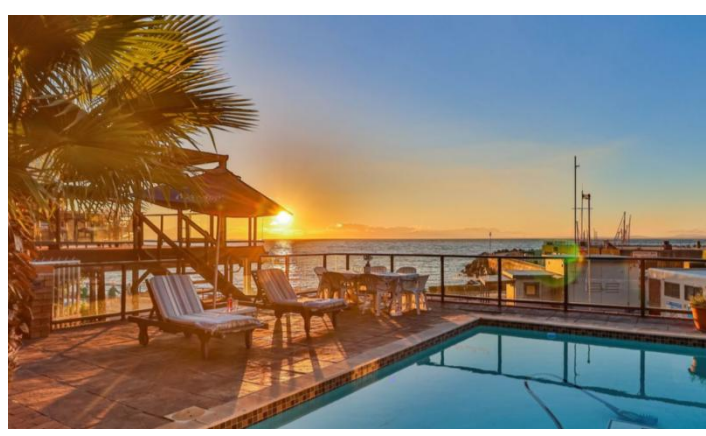


[Interior](#)



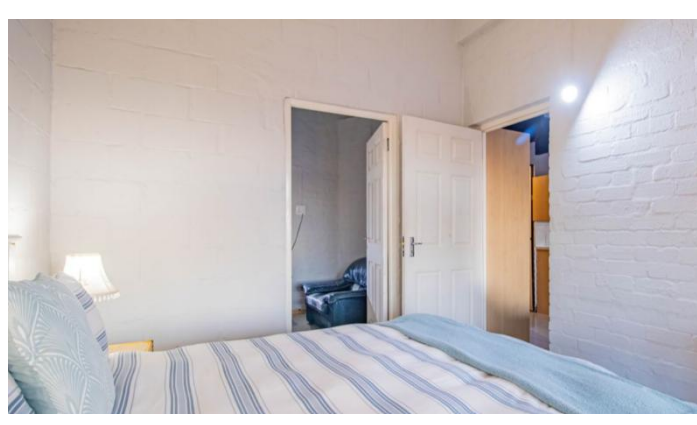
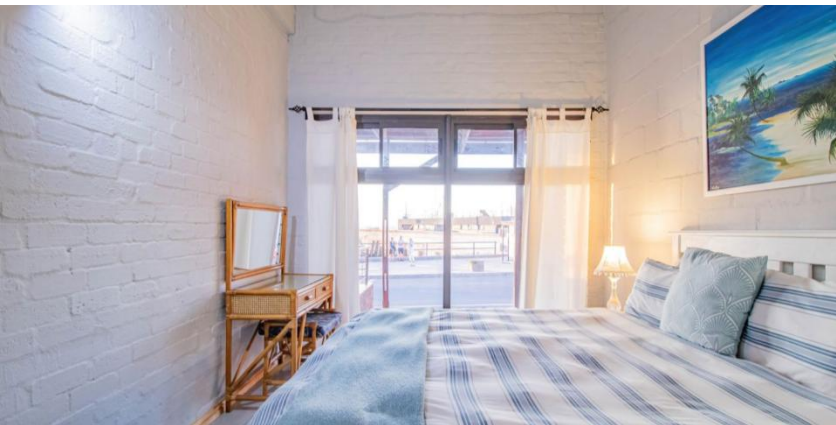
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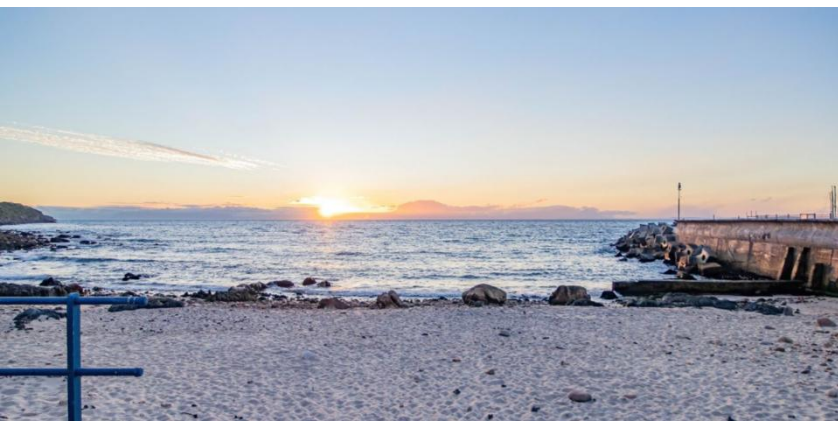








Interior



Interior

