



DECEASED ESTATE

26 MARCH 2026

11 am

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

Live on ZOOM



By Appointment

**CRAIG
WOOD**
083 799 4403
031 579 4403
www.ianwyles.co.za

4 ROYAL PALM AVENUE, UMHLANGA RIDGE

A U C T I O N

TABLE OF CONTENTS

*** Auction Terms and Conditions**

*** Locality**

*** Property Information**

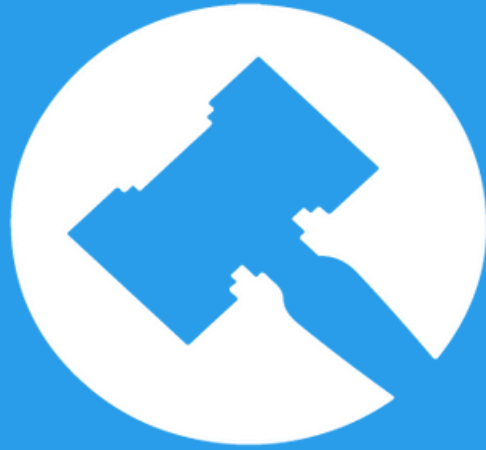
*** Key Features**

*** Picture Gallery**

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.





AUCTION TERMS AND CONDITIONS

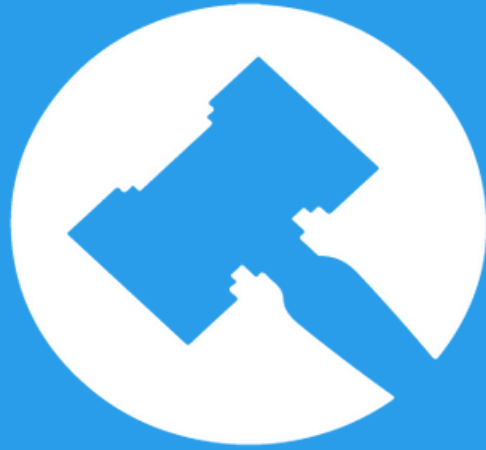


AUCTION

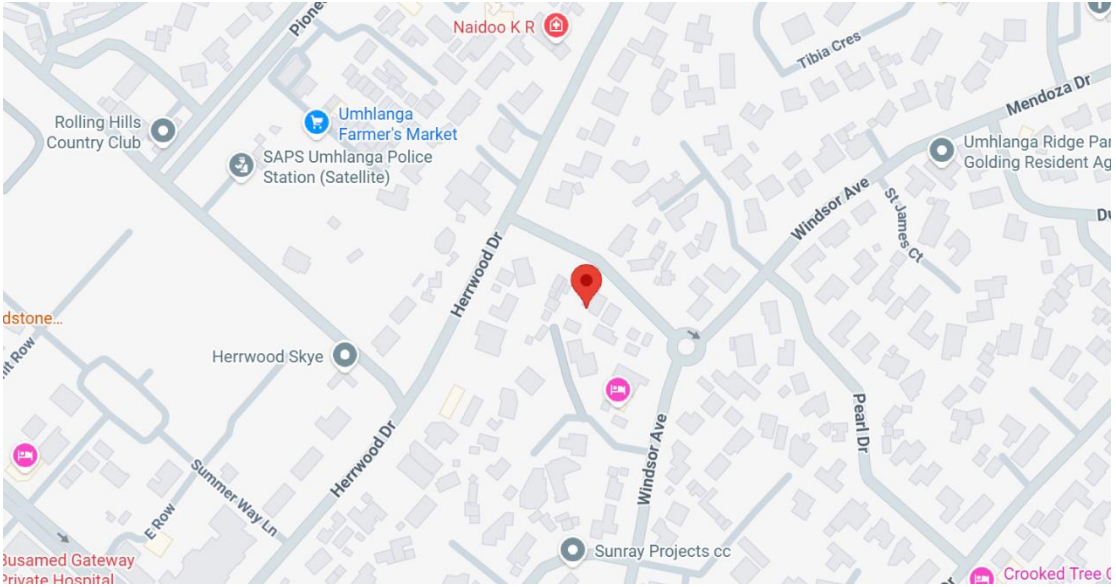
- ◆ 5 % Deposit of the bid price payable by the Purchaser on the fall of the hammer
- ◆ 10 % Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- ◆ 14 Days Confirmation Period
- ◆ 45-Day guarantee Period from confirmation of sale by the Seller
- ◆ Possession & Occupation 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 <u>Regulatory Authority Approved Trust Account</u>)
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



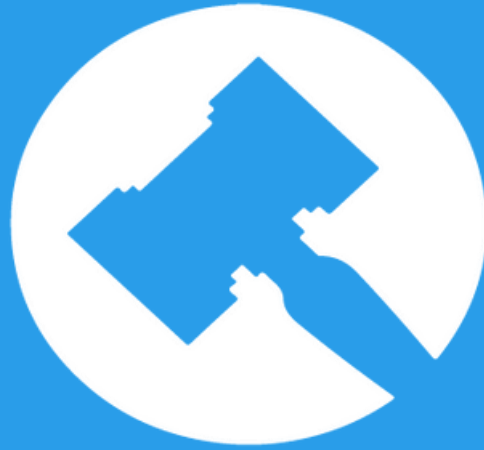
LOCALITY OF PROPERTY



Prime Location with Short Commute Times

DESTINATION	KM
Hospitals & Healthcare Centers	0.54 km – 0.54 km
Shopping & Entertainment	0.41 km – 0.94 km
Education	0.96 km – 0.97 km

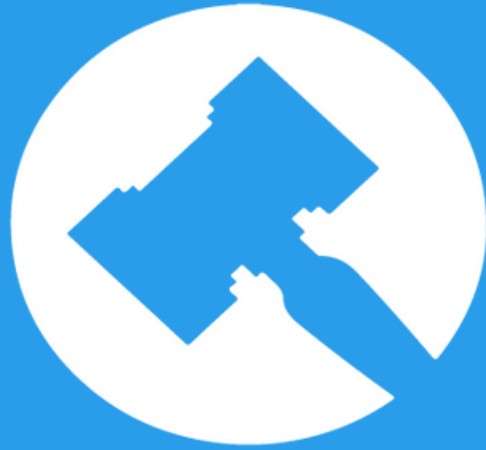
4 Royal Palm Avenue, Umhlanga located in Umhlanga Ridge, a prime residential node set on the east-facing slope of Umhlanga Ridge in close proximity to Gateway Shopping Centre and New Town Centre and Ridgeside business hubs.



GENERAL PROPERTY INFORMATION

PROPERTY INFORMATION

General Property Address	4 Royal Palm Avenue, Umhlanga
Title Deed Information	
Title Deed Description	Erf 1614, Umhlanga Rocks Ext 14, Kwazulu-Natal
Extent	1365 m ²
Title Deed Number	T25536/2012
Municipal Information Zoning	Residential
Monthly Rates	R 9 017.18
Lease/ Occupancy	The property is currently available.
VAT Status	The Seller is NOT VAT Registered – Transfer Duty May Apply.
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 FEATURE

PROPERTY FEATURES



Feature	Details
Main Residence	Double Storey, 4 x Garages, Foyer, Main Lounge, Dining Room, Tv Lounge, Kitchen, Entertainment Patio, Bedroom1, Guest Toilet, Storeroom, Utility room, Staff room, 2 x Separate toilets, Laundry, Enclosed Courtyard
Upper Level	Pajama lounge, Bedrooms 2 & 3 fully tiled with walk-in closets and ensuites, Bedrooms 4 & 5 with balconies , Entertainment area with bar, Bathroom.
Second Residence	Double Storey, Ground Level : Lounge/ Dining area, Kitchen, Guest toilet, Study Upper Level : 2 x bedrooms with ensuites
Additional Features	Swimming Pool, Water Tanks, Vehicle Access, Air conditioning

ADDITIONAL INFORMATION

The subject property Comprises:

1. Main Residence

Double storey plastered and painted residence under slabbed roof, comprising :

Ground level

- Garaging : 4 x automated garages with tiled flooring
- Foyer : Double volume tiled entrance
- Main lounge : Tiled flooring
- Dining room : Tiled flooring
- TV lounge : Tiled flooring with sliding door access to covered patio, Kitchen, tiled with oak cupboards and granite countertops, 4 burner gas and hob, extractor hood, eye-level oven prep sink.
- Entertainment patio : Tiled and covered with 4 panel sliding door to pool area
- Bedroom 1 : Tiled flooring with sliding door to pool area and en-suite bathroom, comprising : toilet, shower, and basin on granite vanity
- Guest toilet : Fully tiled with hand basin
- Storeroom : Under staircase
- Utility room : Tiled flooring with single bowl sink
- Staff room : Tiled flooring
- Separate toilet : Tiled
- Separate toilet : Tiled with hand basin
- Laundry : Tiled flooring
- Enclosed courtyard : Tiled with stainless steel basin, a tiled staircase leads from the entrance foyer to the upper level.

Upper level

- Pajama lounge : Laminate flooring with split unit air conditioner and sliding door to balcony
- Bedroom 2 : Carpeted and tiled with split unit, his and hers walk-in closet and fully tiled bathroom, comprising : bath, shower, toilet and his / hers basins on granite vanity
- Bedroom 3 : Laminate flooring with split unit air conditioner and tiled en-suite, comprising : bath, shower, toilet and basin on granite vanity
- Entertainment area : Tiled flooring with rimless glass stack doors with built-in bar and split unit air conditioner (an external steel staircase leads to the roof level)
- Bathroom : Fully tiled with shower, bath, toilet and basin on granite vanity
- Bedroom 4 : Laminate flooring with split unit air conditioner and sliding door to covered balcony
- Bedroom 5 : laminate flooring with split unit air conditioner, sliding door to covered balcony and fully tiled en-suite, comprising : shower, bath, bidet, toilet and basin on granite vanity

2. Second residence

A double storey plastered and painted residence under slabbed roof, comprising :

Ground level

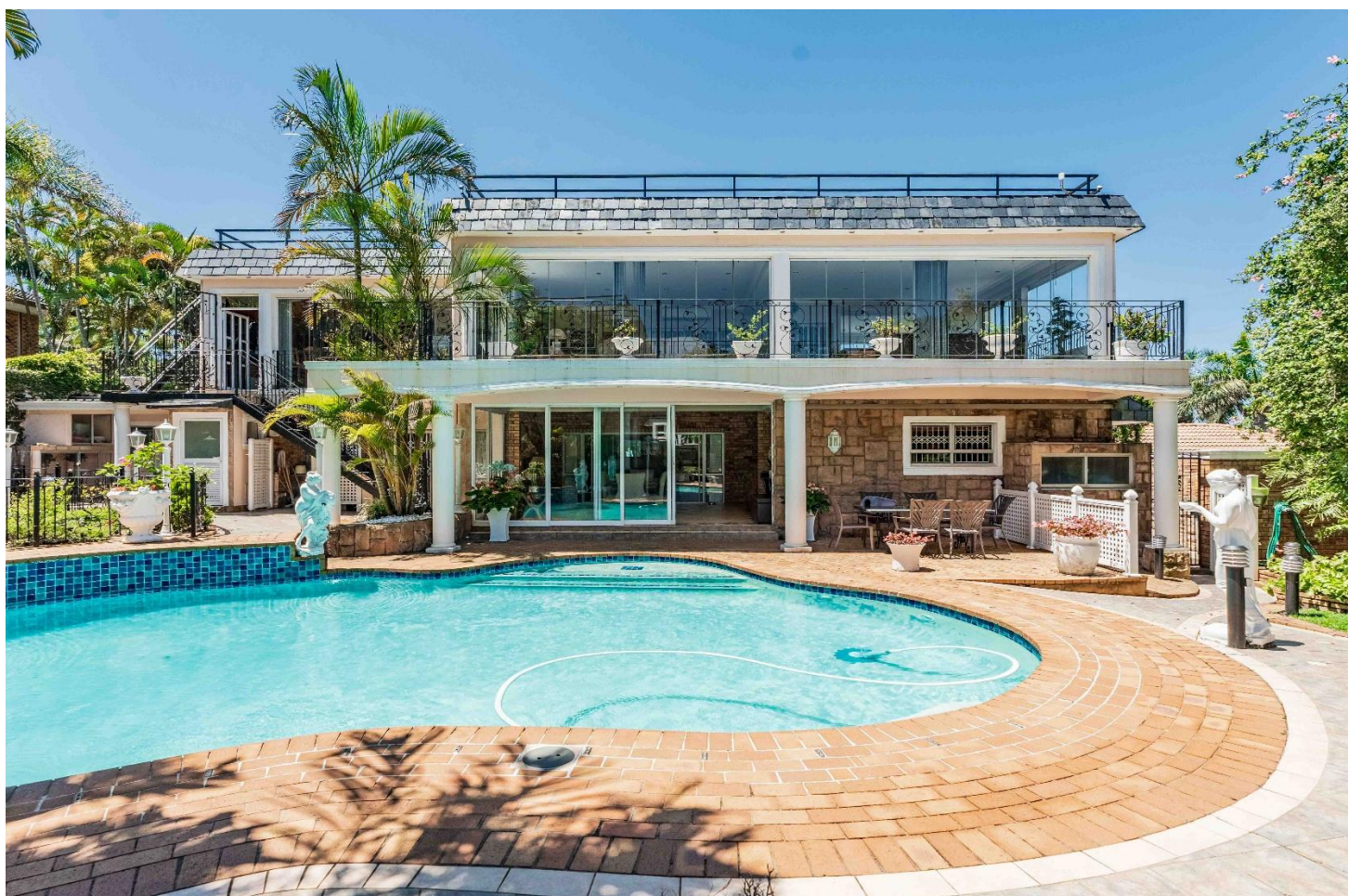
- Lounge / dining area : Tiled open plan area with split unit air conditioner
- Kitchen :Tiled with granite countertops, 4 plate glass hob, under counter oven, extractor hood and double bowl sink
- Guest toilet : Fully tiled with basin
- Study : Tiled with U-shape built-in executive desk, split unit air conditioner and sliding door to covered timber deck

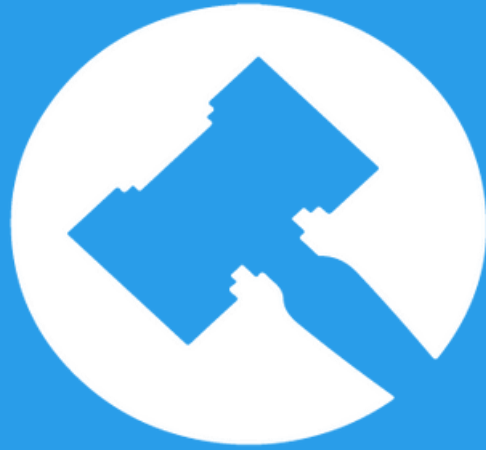
Upper level

- Bedroom 1 : Tiled flooring with sliding door to balcony, split unit air conditioner and fully tiled en-suite, comprising : bath / shower, toilet and basin on vanity
- Bedroom 2 : Tiled flooring with sliding door to balcony, split unit air conditioner and fully tiled en-suite, comprising : shower, toilet, bath and his/hers basins on vanity.

3. Additional features

- Swimming pool : With brick paved surround
- Water tanks : Back-up water tanks fitted with booster pump and plumbed into the main residence
- Vehicle access : Automated sliding gate from Royal Palm Avenue with intercom system
- Air conditioning : Ground level of main residence has ducted air conditioning fitted.





PICTURE GALLERY



Exterior



Exterior



Exterior

















