



ian wyles
AUCTIONEERS & APPRAISERS



DECEASED ESTATE
26 MARCH 2026
11 am
The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks
KwaZulu-Natal
Live on ZOOM



By Appointment
IAN WYLES
082 490 3517
031 579 4403
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46 OGLE ROAD , AUSTERVILLE, JACOBS ROAD

A U C T I O N

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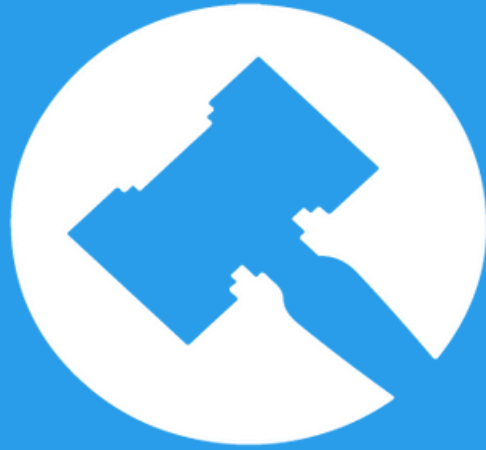
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DISCLAIMER

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

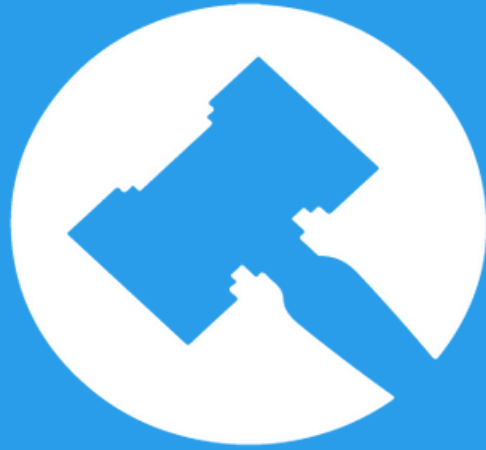


AUCTION

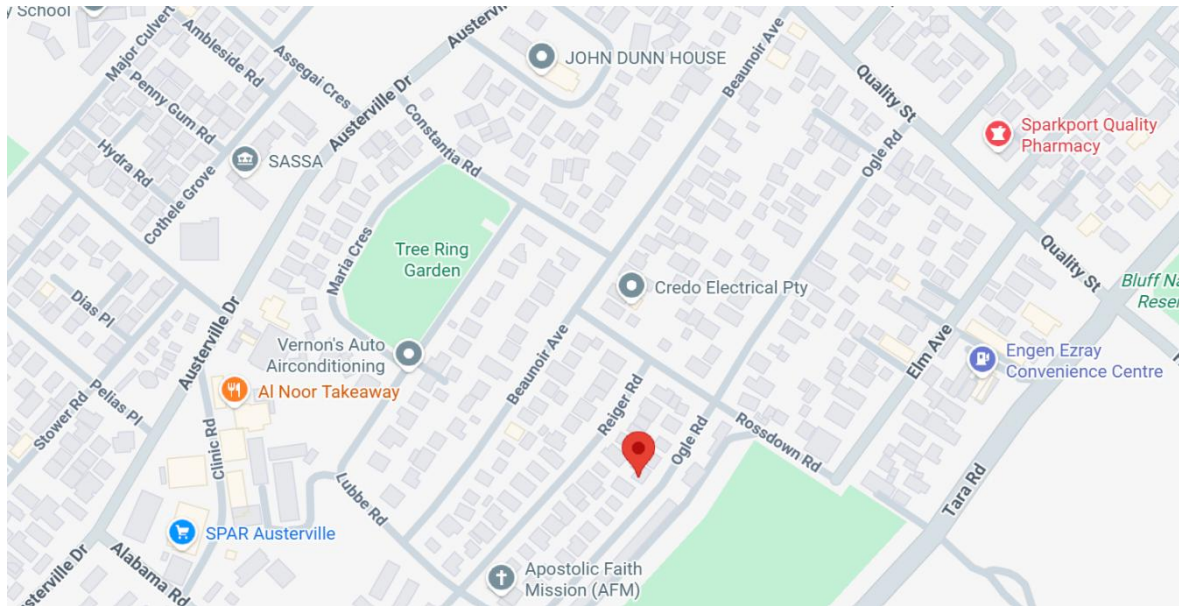
- ◆ 10% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- ◆ 6% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- ◆ 14 Days Confirmation Period
- ◆ 45-Day guarantee Period from confirmation of sale by the Seller
- ◆ Possession & Occupation 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



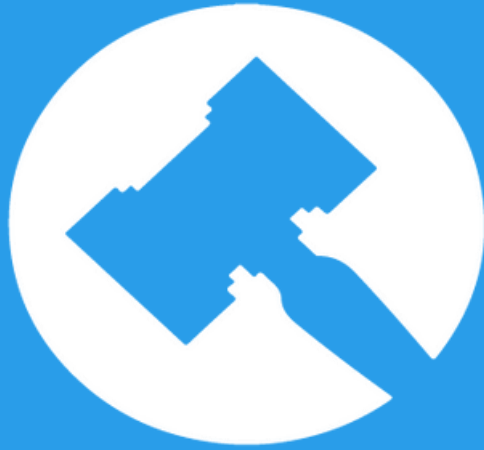
LOCALITY OF PROPERTY



Prime Location with Short Commute Times

DESTINATION	KM
Hospitals & Healthcare Centers	0.33 km – 1.5 km
Shopping & Entertainment	0.32 km – 1.9 km
Education	0.4 km – 0.43 km

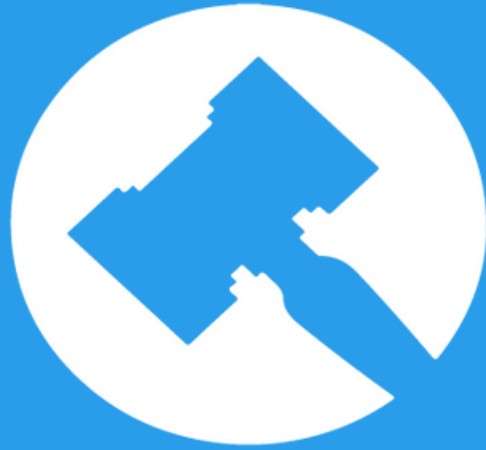
Austerville is a residential suburb in south Durban, located near the Bluff and industrial areas such as Moberi and Jacobs. It is about **13–16 km from Durban CBD** and typically **15–20 minutes by car** depending on traffic. The suburb mainly consists of **older residential flats, houses, and community facilities**, with access to nearby industrial employment zones and the port area.



GENERAL PROPERTY INFORMATION

PROPERTY INFORMATION

General Property Address	46 Ogle Road, Austerville, Jacobs Road
Title Deed Information	
Title Deed Description	Erf 984, Austerville, Kwazulu-Natal
Extent	416 m ²
Title Deed Number	T5131/2017
Municipal Information Zoning	Residential
Monthly Rates	R 969.97
Lease/ Occupancy	The main residence & outbuilding is currently tenanted on a month-to-month lease of R 5 750.00 and the Outbuilding for R 3000.00.
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 FEATURES



PROPERTY FEATURES

Feature	Details
Bedrooms	3
Bathrooms	1
Kitchen	1
Lounge & Sunroom	1
Guest Bathroom	1
Parking	Carport
Storeroom	1
Garden	1
Flatlet	1 Bedroom, Kitchen & Bathroom

ADDITIONAL INFORMATION

The subject property is a Free Standing Single Storey Residence, Comprising:

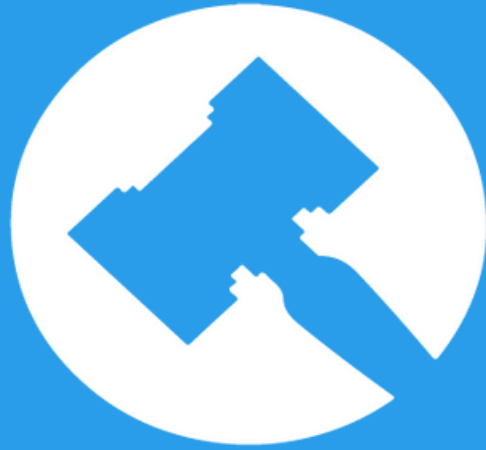
Main Residence

- Kitchen
- Lounge
- Sunroom
- 3 x Bedrooms (MES)
- 1 Guest Bathroom
- Carport
- Storeroom
- Garden

Flatlet

- 1 Bedroom
- Kitchen
- Bathroom





PICTURE GALLERY



Exterior



[Interior](#)