



**ian wyles**  
AUCTIONEERS & APPRAISERS

**DECEASED ESTATE**

**RESIDENTIAL**

**26 MARCH 2026**

**11 am**

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

**Live on ZOOM**



**NAA National Auctioneers**

**By Appointment**

**SLIE**

**072 543 7743**

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**[www.ianwyles.co.za](http://www.ianwyles.co.za)**

**70 CELTIC ROAD, GREENWOOD PARK  
DURBAN NORTH, KWAZULU-NATAL**

**AUCTION**

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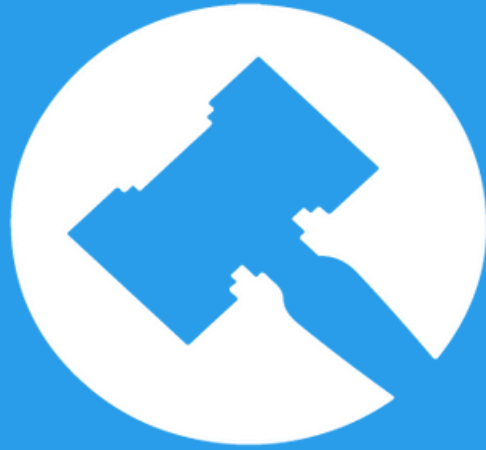
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## DISCLAIMER

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

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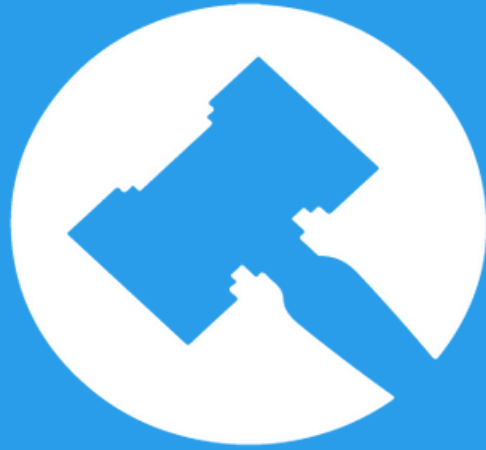


# AUCTION

- ◆ 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

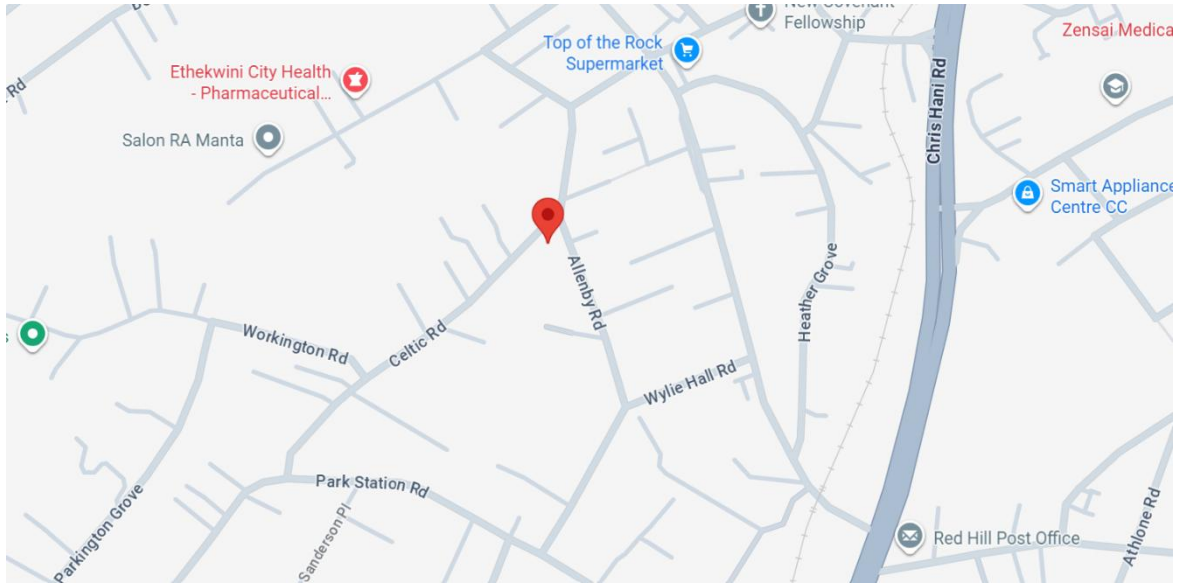
## BANKING DETAILS

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

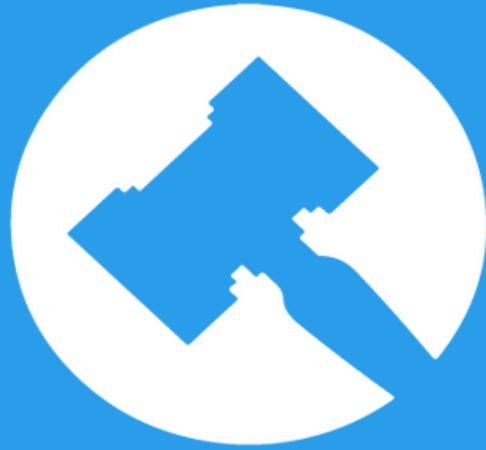
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## Prime Location with Short Commute Times

DESTINATION	KM
Hospitals & Healthcare Centers	0.27 km – 1.51 km
Shopping & Entertainment	1.46 km – 1.9 km
Education	0.32 km – 0.48 km

**70 Celtic Rd** is a residential address in **Greenwood Park / Durban North**, an established coastal suburb of Durban known for its **family-oriented residential neighborhoods, tree-lined streets and proximity to beaches, shopping and services**. Many amenities are within a short drive or walk, and the area offers a mix of housing types (homes, townhouses, apartments).

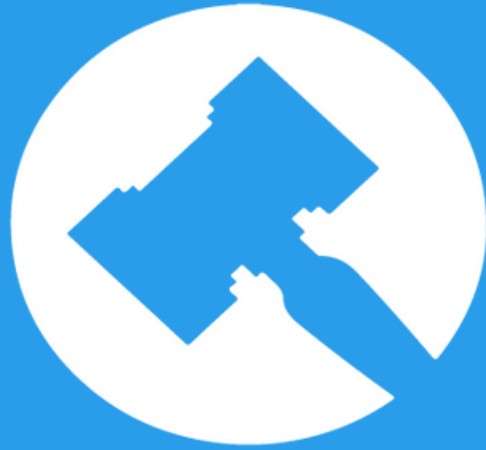


# GENERAL PROPERTY INFORMATION

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# PROPERTY INFORMATION

<b>General Property Address</b>	70 Celtic Road, Duiker Fontein, Kenville, KwaZulu Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Portion 2, Erf 260 DUIKER FONTEIN eThekwini, KwaZulu Natal
<b>Extent</b>	Land size - 712m <sup>2</sup> Under roof - 288m <sup>2</sup>
<b>Title Deed Number</b>	T5586/1974
<b>Municipal Information Zoning</b>	Residential
<b>Monthly Rates</b>	R1200 Estimated
<b>Lease/ Occupancy</b>	The property is vacant.
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer Duty Applicable.
<b>General Comments</b>	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

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# PROPERTY FEATURES

Feature	Details
Bedrooms	4
Bathrooms	3x Ensuite 1 x Full bathroom with shower, single basin, cabinet & 1 x separate guest toilet, Jacuzzi-like tub.
Kitchen	1
Scullery	1
Dining Area	Open Plan
Open Plan Lounge	
Garden	1
Veranda	1
Attic	1
Domestic Room	1
Second Lounge/ Foyer Area	1
Extras	2 x Solar Geysers, Alarm System, 2 500LT water tank
Parking	Double Garage with storeroom
Open Parking	5 x Vehicles



# ADDITIONAL INFORMATION

Contemporary design 4-Bedroom Family Home by an Italian Architect – Greenwood Park, now also known as Kenville in Durban North.

This elegant Italian-influenced residence offers space, character and functionality, thoughtfully designed for family living and comfort. Finished with quality materials, clever storage solutions and multiple entertainment areas, this home blends charm with modern practicality.

**MAIN BEDROOM** - (Triangular Design), Ceramic tile floors , Built-in cupboards (corner-to-corner), Built-in headboard and dresser, Full ensuite bathroom, Ceiling fan + air-conditioning, Double doors opening onto garden & small veranda, Sliding burglar guards

**PASSAGEWAY** - Laundry niche with linen storage & dryer area, Ceramic tile floors, Bathroom with shower, single basin, cabinet & guest toilet, Additional separate corner guest hand-basin

**SECOND BEDROOM** - Carpeted floors, Built-in cupboards, Window blinds, Ensuite bathroom with shower & single basin, Ceiling fan

**THIRD BEDROOM** - Carpet floors, Window blinds

**OPEN-PLAN DINING AREA** - Durable tiled floors, Sliding door with Trellidor security gates opening to garden and mini veranda, Air-conditioning, Storage cabinet

**OPEN-PLAN LOUNGE** - Tiled floors, Window blinds, Timeless built-in TV wall unit, Sliding door with burglar guard leading to immaculate front garden, Timber ceiling finishes, Timber staircase to a spacious attic (perfect for storage, office, theatre, or games room)

**SECOND LOUNGE / FOYER AREA** - Aluminium door access, Marblestone-finished flooring, Wall-to-wall sliding doors – ideal as a welcoming foyer or guest waiting area

**FOURTH BEDROOM (Private Wing)** - Located just off the foyer, yet part of the main home: Tiled floors, Air-conditioning, Walk-in closet, Ensuite bathroom with jacuzzi-style bathtub

**KITCHEN** – The Heart of the Home, Recently remodelled with premium finishes: One-of-a-kind built-in pantry design, Oversized modern drawers with curved chrome handles  
Select glass-front cabinets (top & bottom), Island with dual gas/electric hob, Built-in extractor hood, Eye-level oven + built-in microwave, Serving hatch/counter with contemporary wooden finishes, Dedicated geyser for kitchen.

# ADDITIONAL INFORMATION

**SCULLERY** - Double dish-washing sink, Washing machine connection, Sliding-door pantry, Space for double-door fridge, Aluminium breakup door with sliding Trellidor  
This kitchen truly needs to be seen to be appreciated.

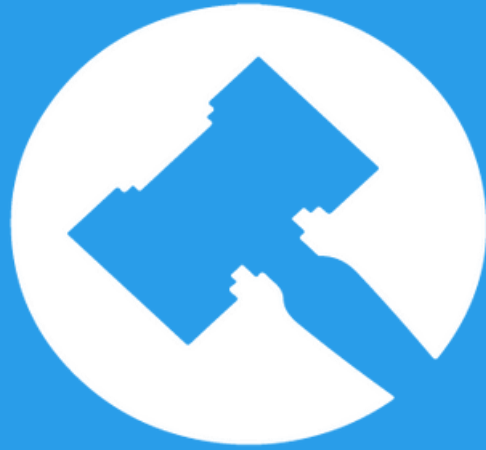
## **EXTRAS**

2× Solar geysers, Alarm system with exterior beams and interior passives, 2 500-litre domestic water tank, Fully fenced property, Domestic room.

**PARKING** - Double garage with storeroom, toilet & shower, Additional 5-vehicle parking area

**PLEASE NOTE: THE FURNITURE IS INCLUDED**





# PICTURE GALLERY

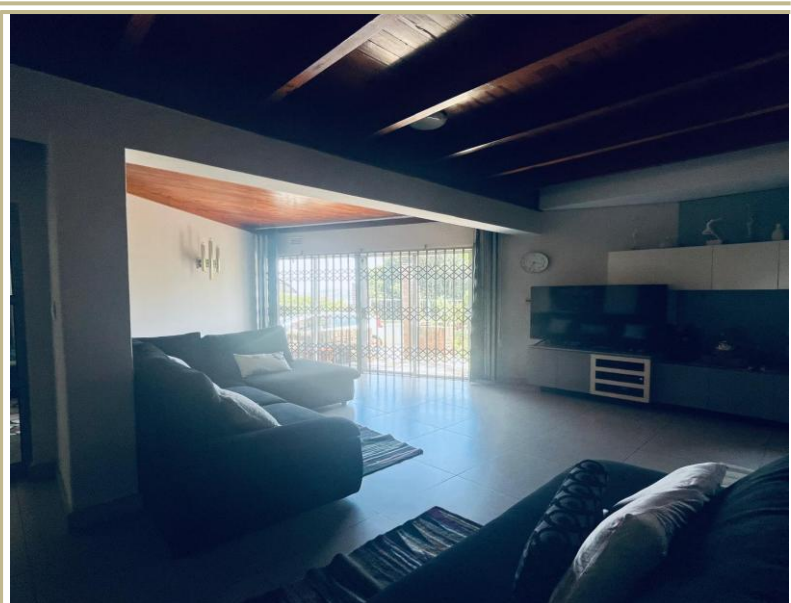
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Exterior



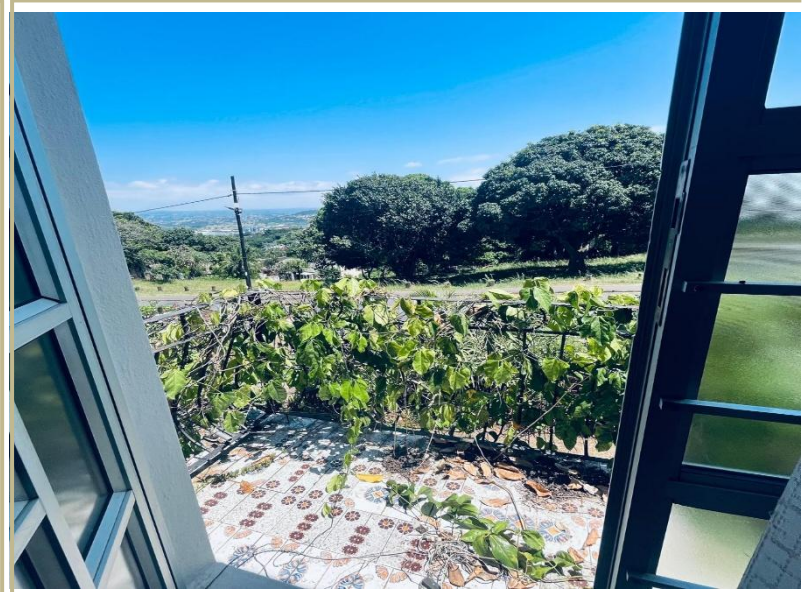
Kitchen



[Lounge & Dining Room](#)



[Bedrooms & Bathrooms](#)



Interior