



ian wyles

AUCTIONEERS & APPRAISERS

RESIDENTIAL

29 JULY 2026

11 am

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

Live on ZOOM



**National
Auctioneers
Association**

By Appointment

**ANDREW
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**23 GAINSBOROUGH DRIVE,
DURBAN NORTH, 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 LOCALITY



Durban North is an upmarket residential suburb located north of the Durban city centre, within the eThekweni Metropolitan Municipality. Positioned approximately 8–12 km from the CBD, it offers a prime location that combines coastal accessibility with suburban tranquillity.

The suburb is characterised by leafy streets, elevated terrain, and a well-established residential environment. Many properties enjoy scenic inland and partial sea views, contributing to its reputation as one of Durban's most desirable addresses.

PROPERTY INFORMATION

General Property Address	23 Gainsborough Drive, Durban North, KwaZulu -Natal
Title Deed Information	
Title Deed Description	Sect 2 of plan 202/2015, Erf 944, Palm Gardens, eThekwini.
Extent	184m²
Title Deed Number	ST27409/2022
Municipal Information Zoning	Residential
Monthly Rates	R2660.00
Lease/ Occupancy	The Property is currently vacant.
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.

ADDITIONAL INFORMATION

No Levies | Newly Renovated | Exclusive 2-Unit Complex

One of only two units, this **newly renovated 3-bedroom, 3-bathroom simplex** offers secure, low-maintenance living with **no levies**.

Featuring open-plan living, a modern kitchen, private garden, and an **entertainment patio with built-in braai**, this home is perfect for both family living and entertaining.

Includes a **double garage plus parking for 5 additional vehicles**, excellent security, and a prime location close to top schools and amenities.

Act fast – opportunities like this are rare. Contact us today to view.

Property Features:

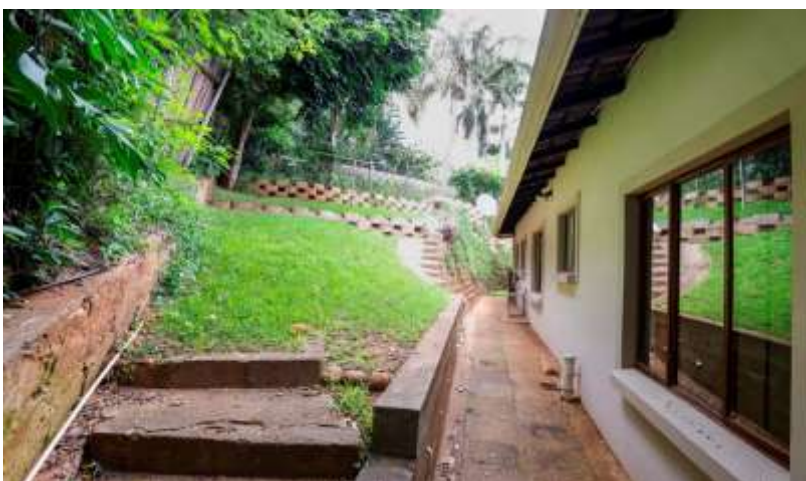
- 3 Bedrooms
- 3 Bathrooms
- Main bedroom and second bedroom with En suite bathrooms
- Double garage with secure parking for 5 extra cars
- Garden
- Entertainment patio with built in braai
- Open plan lounge and dining area
- Open plan modern kitchen
- Laundry room
- Jojo tanks
- Airconditioning
- Fibre
- Separate water meter
- Excellent security: perimeter wall, CCTV, Security beams, alarm system, Security gates, Burglar, and Drive -in access through an Automated Gate.



GALLERY



[Exterior](#)



Exterior



[Open plan kitchen, lounge & Dining area](#)



[Open plan kitchen](#)



[Interior](#)



[Interior](#)



[Interior](#)



