



ian wyles

AUCTIONEERS & APPRAISERS

RESIDENTIAL - LIQUIDATION

27 MAY 2026

11 am

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

Live on ZOOM



**NAA National
Auctioneers
Association**

By Appointment

IAN WYLES

082 490 3517

031 579 4403

www.ianwyles.co.za

**24 MILNER ROAD, ESSENWOOD,
DURBAN, KWAZULU-NATAL**

AUCTION

AUCTION TERMS & CONDITIONS

- 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

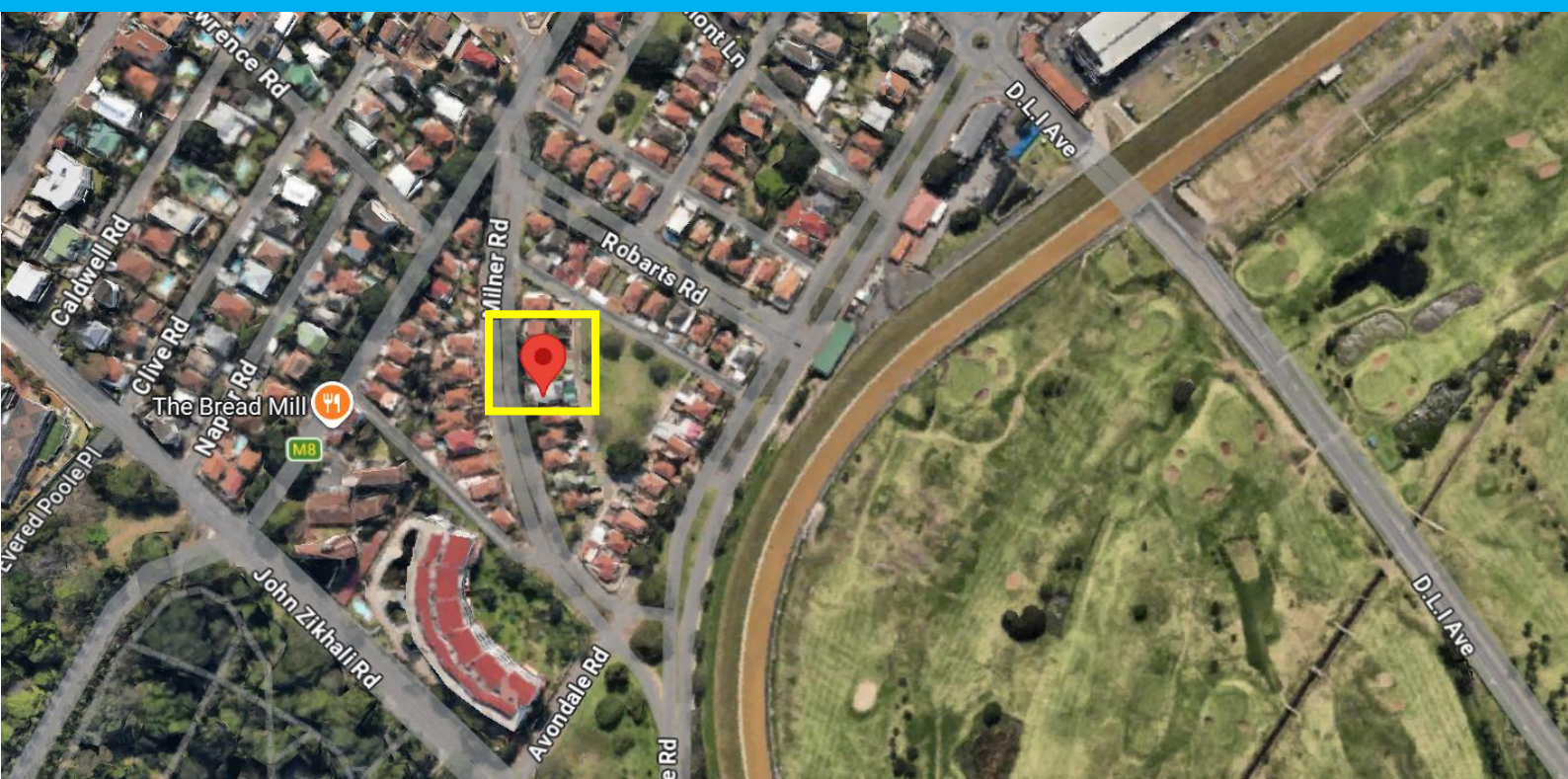
BANKING DETAILS

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

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



Essenwood sits on Durban's Berea ridge, bordering Musgrave, Morningside, and Greyville. It's considered a central, established suburb with a mix of older apartments, renovated homes, and some newer developments.📍

Excellent schools within walking/driving distance, Strong healthcare access (major plus), Central, established suburb with good resale demand, Convenient retail and lifestyle amenities. **24 Milner Road** sits in a well-located, high-demand part of Essenwood, especially attractive for families, professionals, or rental investment due to proximity to schools and hospitals.

PROPERTY INFORMATION

General Property Address	24 Milner Road, Durban, Essenwood, Durban, Kwazulu-Natal
Title Deed Information	
Title Deed Description	ERF 3110, Durban, eThekwini, Kwazulu-Natal
Extent	408 m ²
Title Deed Number	T32419/2020
Municipal Information Zoning	Residential
Monthly Rates	+R15 000.00 PA
Lease/ Occupancy	Owner Occupied
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

This double-storey 6 bedroom residence featuring spacious interiors of high quality finishes, comprising:

Ground Floor:

- Open plan Kitchen, Lounge, Dining Room & TV Room
- 2 Bedrooms (MES)
- Bar
- Pool
- CCTV System
- Veranda

Upper Level:

- 4 x Bedrooms
- 4 x En-suites

Lower Ground Floor:

- 1 x Double Garage
- Swimming Pool
- Vehicle and pedestrian access can be gained from peace park with additional access from Milner Road.



GALLERY



GALLERY

