



ian wyles

AUCTIONEERS & APPRAISERS



27 MAY 2026

11 am

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

Live on ZOOM



By Appointment

**ROB
GRIFFITHS**

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**4 COMRIE ROAD, ATHOLL HEIGHTS,
DURBAN, 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



Atholl Heights is a peaceful, well-established residential suburb nestled in the leafy hills of Westville, just a short drive from Durban. Known for its elevated position, the area offers scenic views, abundant greenery, and a relaxed suburban atmosphere that appeals to families and professionals alike.

The suburb is characterised by spacious freestanding homes set on generous plots, often surrounded by mature gardens and tree-lined streets. Atholl Heights provides a sense of privacy and tranquillity, while still being conveniently located near major access routes such as the M13, making commuting simple and efficient.

Atholl Heights is particularly attractive to families seeking a safe, quiet environment with a strong community feel. Its combination of natural beauty, accessibility, and established infrastructure makes it a sought-after residential pocket within the greater Westville area.

Overall, Atholl Heights offers a balanced lifestyle, peaceful suburban living with easy access to urban conveniences, making it an excellent choice for homeowners and investors alike.

PROPERTY INFORMATION

General Property Address	4 Comrie Road, Atholl Heights, Kwazulu-Natal
Title Deed Information	
Title Deed Description	RE of Erf 49, Atholl Heights, eThekweni, KwaZulu-Natal.
Extent	2033m ²
Title Deed Number	T10892/2014
Municipal Information Zoning	Residential
Levy, Rates, Water	R 1808.23
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.
Lease/ Occupancy	The property is occupied by the owners.
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

Prime Atholl Heights Opportunity – Versatile Family Home or Business Premises.

Superbly situated within 1 km of the M19 highway, this exceptional property in Westville offers convenience, space, and incredible versatility.

Set on a generous stand, the outdoor area provides ample space for children to run and play, while also accommodating plenty of parking for guests, staff, or clients.

A standout feature is the sealed concrete roof, designed to keep the home cool during hot summer days, reducing the need for air conditioning. This structure is reinforced and ready for a potential upper level, whether you envision additional rooms, office space, or a rooftop braai and entertainment area.

Inside, the home boasts a beautiful updated open-plan kitchen, dining, and family room, an expansive space ideal for large family gatherings or entertaining guests. With its prominent position on Rodger Sishi Road, the property also presents an outstanding business opportunity. With approximately 5,000 vehicles passing daily, the exposure is excellent. Apply for special consent and easily convert the property into offices or a medical practice.

Property Features:

- 5 Bedrooms / Offices
- 4 Bathrooms
- 2 En-suite bathrooms
- 3 Spacious living areas
- 3 Automated garages
- Ample parking for staff or customers
- 11KW solar panel system

This is a rare opportunity to secure a property that effortlessly combines comfortable family living with strong business potential.



GALLERY







