



ian wyles
AUCTIONEERS & APPRAISERS



RESIDENTIAL

8 APRIL 2026

14:30 PM

LIVE ON-SITE



NAA National
Auctioneer Auctioneers
Association

By Appointment

**IAN
WYLES**

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**2 RIGEL PLACE,
SIGNA HILL, NEW CASTLE, KZN**

AUCTION

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DISCLAIMER

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AUCTION TERMS AND CONDITIONS



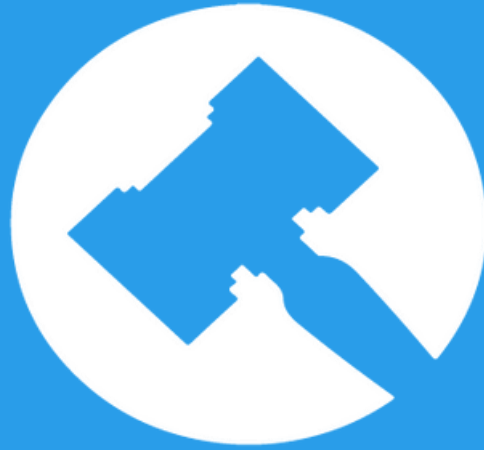
AUCTION

- ◆ 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

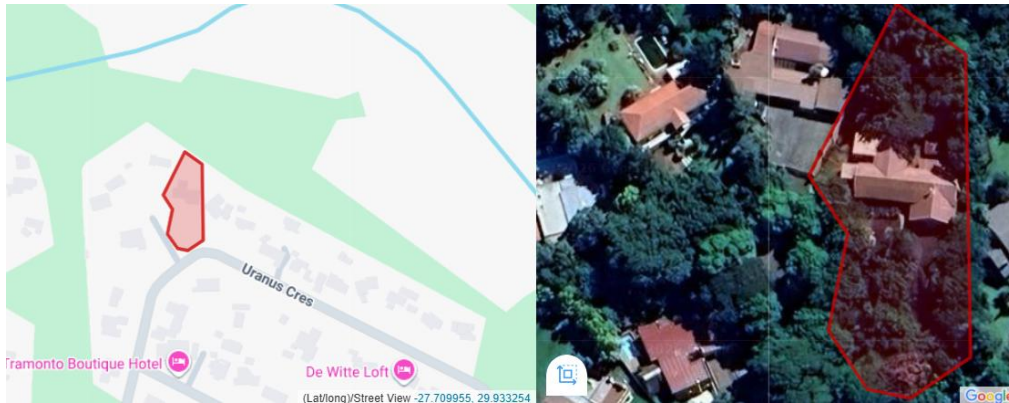
BANKING DETAILS

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



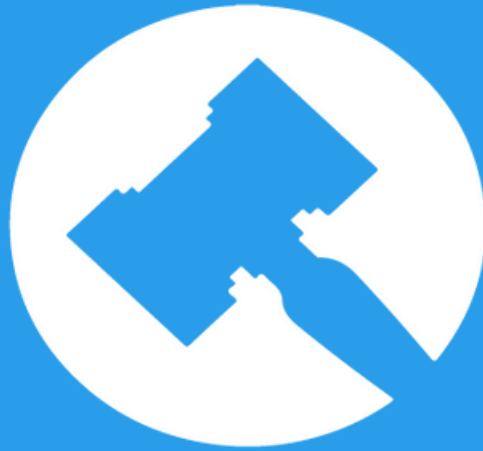
LOCALITY OF PROPERTY



Prime Location with Short Commute Times

DESTINATION	KM
Hospitals & Healthcare Centers	1.41km – 4.85km
Shopping & Entertainment	2.45km – 3.48 km
Education	1.5km – 2.27km

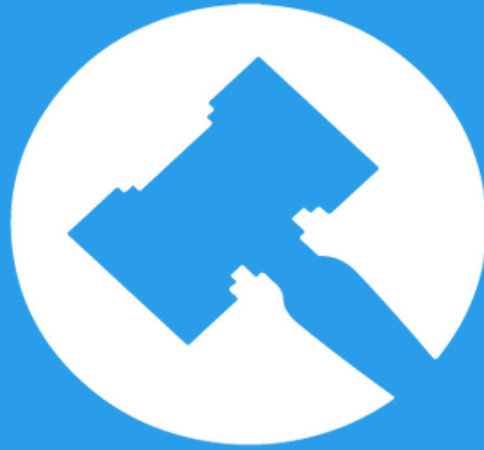
Newcastle is a prominent city located in the northern part of KwaZulu-Natal and forms part of the Amajuba District Municipality. Often referred to as the **“City of Opportunities”**, Newcastle is the **third-largest city in the province** and serves as a major industrial, commercial, and transport hub.



GENERAL PROPERTY INFORMATION

PROPERTY INFORMATION

General Property Address	2 Rigel Place, Signal Hill, Newcastle
Title Deed Information	
Title Deed Description	ERF 7492, NEWCASTLE EXT 37, Newcastle LC KwaZulu-Natal
Extent	3006m ²
Title Deed Number	T4220/2016
Municipal Information Zoning	Residential
Monthly Rates	Estimated +- R1283.98
Lease/ Occupancy	The property is currently available.
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.
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	4
Bathrooms	1
Kitchen	1
Lounge	1
Garage	1

ADDITIONAL INFORMATION

Great Investment Opportunity

The property features a generous main residence, complemented by an incomplete outbuilding with excellent potential to be converted into a separate income-generating unit or guest accommodation.

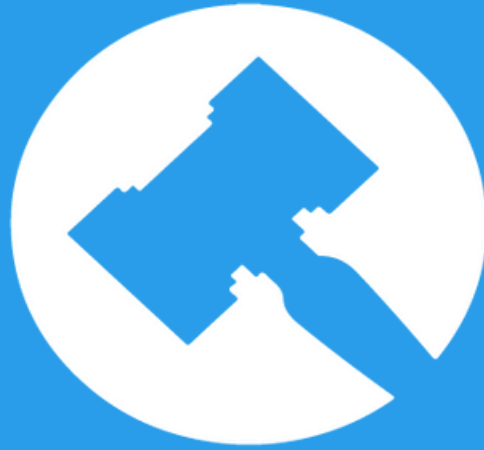
Main Residence

- Kitchen
- Lounge
- Dining Room
- 4 x Bedrooms
- Family Bathroom
- Single Garage
- Garden

Partially incomplete outbuilding.

- 2 X Back rooms
- Double Garage
- 2 X Wendy Houses





PICTURE GALLERY



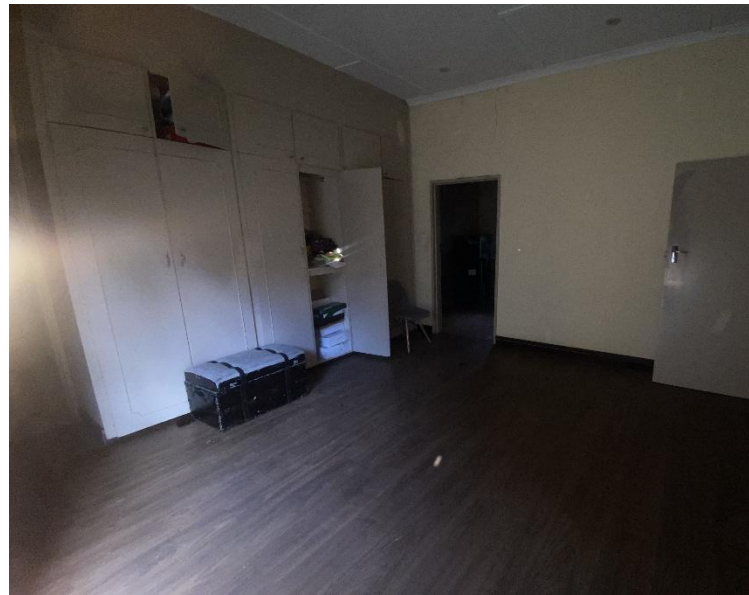
Exterior



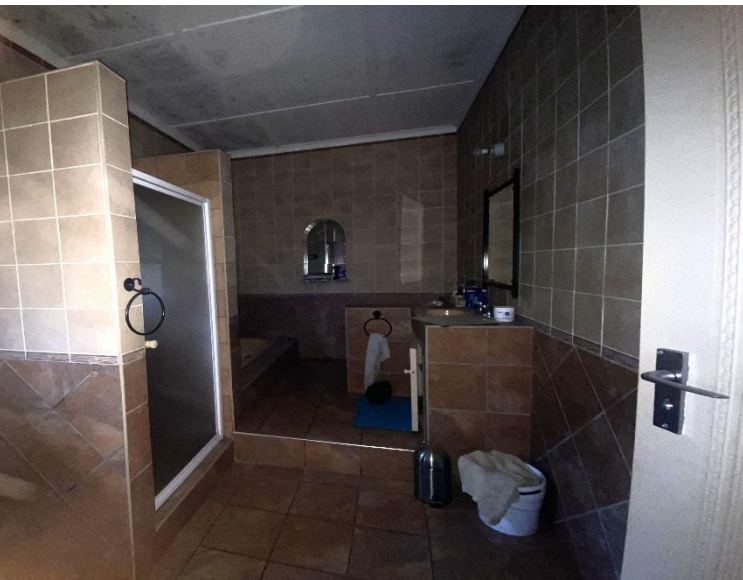
Exterior



Interior



Interior



[Interior](#)