



# ian wyles

AUCTIONEERS & APPRAISERS



**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**

**ROB  
GRIFFITHS**

**073 264 0358**

**031 579 4403**

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

**36 KINGS AVENUE, WESTVILLE,  
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



Beverley Hills is a peaceful, well-established suburb in the greater Westville area, offering a relaxed suburban lifestyle with excellent convenience. Known for its elevated positioning and leafy surroundings, the area features a mix of spacious family homes and sectional title developments, appealing to both homeowners and investors.

Ideally located with easy access to major routes such as the M13 and N3, Beverley Hills provides quick connectivity to Durban CBD, Pinetown, and surrounding business hubs. Residents enjoy proximity to reputable schools, shopping centers, and essential amenities, making it a practical and family-friendly choice.

With its quiet streets, scenic outlooks, and strong residential appeal, Beverley Hills offers excellent value for money and remains a sought-after option for those looking to balance comfort, convenience, and lifestyle.

# PROPERTY INFORMATION

<b>General Property Address</b>	36 Kings Avenue, Westville, Kwazulu-Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	RE of Erf 1881, Westville, eThekwinj, Kwazulu-Natal.
<b>Extent</b>	1630 m <sup>2</sup>
<b>Title Deed Number</b>	T6466/2010
<b>Municipal Information Zoning</b>	Commercial
<b>Rates</b>	R 6 135,51
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer Duty Applicable.
<b>Lease/ Occupancy</b>	The property is occupied by the owners. Potential Rental income (TBA)
<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.

# ADDITIONAL INFORMATION

## A standout Expansive 8-Bedroom Family Home with Established Air BnB Income.

This substantial residential property, situated in the esteemed Westville Central Suburb, presents an exceptional opportunity for discerning purchasers. Encompassing a generous erf of 1629m<sup>2</sup>, this expansive home is meticulously designed to accommodate a large family or provide significant potential for guest accommodation which it is being currently run as, featuring eight well-appointed bedrooms and eight and a half bathrooms, including eight ensuites and a convenient guest toilet.

The interior boasts a distinct lounge area, an informal dining area and a dedicated formal dining room, providing ample space for both formal entertaining and relaxed family living. The presence of a single kitchen with granite tops, solid wood cupboards, gas hob, and eye-level ovens, is the central hub for culinary activities. Practical amenities such as a laundry room and dedicated storage facilities contribute to the home's functional appeal. The residence is also equipped with air conditioning and is wheelchair-friendly, ensuring comfort and accessibility for all occupants.

Externally, the property offers a wealth of features designed for leisure and outdoor enjoyment. A private swimming pool, complemented by a deck and patio, creates an ideal setting for relaxation and social gatherings. Residents will appreciate the established garden, complete with a large Koi Pond, water tanks, and a build-in braai area.

The elevated position affords both scenic and sea views, enhancing the property's desirability. Security is comprehensively addressed with an access gate, alarm system, electric fencing, intercom, CCTV surveillance, and burglar bars, ensuring peace of mind.

Further practicalities include a double garage and eight additional parking spaces, accommodating multiple vehicles with ease. The property benefits from being totally walled, providing privacy and a secure perimeter.

# GALLERY

























