



ian wyles

AUCTIONEERS & APPRAISERS

SHAREBLOCK

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

**ANDREW
GIDDY**

082 601 9278

031 579 4403

www.ianwyles.co.za

**UNIT 72 FORDELL,
244 MUSGRAVE ROAD, DURBAN**

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



244 Musgrave Road (often associated with Fordell) in Essenwood/Musgrave, Durban, is a highly sought-after, central residential location offering spacious, secure apartments with panoramic sea and city views. It is within walking distance of Musgrave Centre, mosques, churches, cafes, and top-tier schools like Durban High School, Marias Stella, Durban Girls College, Musgrave Shopping Center and all amenities.

PROPERTY INFORMATION

General Property Address	72 Fordell Road, 244 Musgrave, Durban
Title Deed Information	
Title Deed Description	PORTION 4, ERF 2221, DURBAN, ETHEKWINI
Extent	140 m ²
Title Deed Number	T18406/1971
Municipal Information Zoning	Shareblock/ Residential
Levy, Rates, Water	R 7 198 (estimated)
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.
Lease/ Occupancy	The property is currently Vacant.
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

Beautifully presented **SHAREBLOCK** Apartment comprising:

- 3 Bedrooms and 2.5 Bathrooms - (Main Bedroom with En-suite Bathroom)
- Plus a Large Versatile Room - Suitable for Second Lounge / Dining area or Study / Home Office
- Parking: 2 Parkings - (Double Automated Garage for 2 Cars)
- Domestic Accommodation - Can also be used as a Storeroom
- Lots of Visitors Parking
- Panoramic 270-Degree Sea and City Views
- Spacious Open-plan Lounge and Dining area
- Modern Fully Fitted Kitchen with Granite Countertops and Separate Laundry / Utility room
- Separate Guest Toilet
- Extra Built-in Storage Cupboards in Passageway
- Air-conditioning
- Aluminium Windows
- Resident Supervisor
- Communal Garden
- Fibre in the Building
- Levy includes Water and Rates
- Excellent Security: Perimeter Wall, Electric Fencing, CCTV, Intercom, and Drive-in Access through an Automated Gate
- Only Two Apartments per Floor and a Lift right at your Front Door
- Two Lifts in the Building and a Generator



GALLERY











