



# ian wyles

AUCTIONEERS & APPRAISERS

**DECEASED ESTATE**

**27 MAY 2026**

**11 am**

**The Oyster Box Hotel  
2 Lighthouse Road  
Umhlanga Rocks**

**Live on ZOOM**



**NAA National  
Auctioneer Auctioneers  
Association**

**By Appointment**

**WESLEY**

**JOHNSTON**

**069 249 3242**

**031 579 4403**

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

**SECTION 125 SOMERSET VALLEY ESTATE,  
21 HAMBRIDGE AVENUE, SOMERSET PARK.**

# AUCTION

# AUCTION TERMS & CONDITIONS

- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 7% 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



## Somerset Valley Estate, Somerset Park

Nestled in the sought-after suburb of Somerset Park, Somerset Valley Estate offers a prime residential address combining convenience with secure living and coastal charm. Ideally positioned just minutes from the vibrant hubs of Umhlanga Rocks and La Lucia, the estate enjoys seamless access to major routes including the N2 freeway and M4 coastal road.

Residents benefit from proximity to top-tier amenities such as Gateway Theatre of Shopping, reputable schools, medical facilities, and pristine beaches along the Indian Ocean shoreline. King Shaka International Airport is a short drive away, making this an excellent location for both permanent living and investment.

Somerset Park is renowned for its tranquil atmosphere, secure estates, and strong property demand, offering a balanced lifestyle of suburban peace with easy access to urban conveniences. Somerset Valley Estate exemplifies modern estate living in one of KwaZulu-Natal's most desirable coastal corridors.

# PROPERTY INFORMATION

<b>General Property Address</b>	Section 125 Somerset Valley Estate, KwaZulu -Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Section 125 of plan 102/2007, SOMERSET VALLEY ESTATE, Erf 3114.
<b>Extent</b>	130m <sup>2</sup> Unit size 76444m <sup>2</sup> Land size
<b>Title Deed Number</b>	ST33521/2013
<b>Municipal Information Zoning</b>	Residential
<b>Monthly Rates</b>	R3 281.00
<b>Monthly Levies</b>	R2 643.00
<b>Lease/ Occupancy</b>	The Property is currently vacant.
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer duty applicable.
<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

## **Sectional Title unit in Somerset Valley Estate.**

Located in a secure estate with patrolling guards, communal pool and clubhouse.

Enjoy easy, secure living in this beautiful 2-bedroom, 2-bathroom sectional title unit.

Featuring a spacious open-plan layout and a covered wooden deck overlooking a tranquil garden, this home is perfect for relaxed, lock-up-and-go living.

### **Comprises:**

- 2 Bedrooms
- 2 Bathrooms (MES)
- Fully fitted Kitchen
- Open plan Lounge and Dining room
- Garden
- Wooden Deck.
- Single Garage.

Ideal for anyone seeking peace, security, and convenience.



# GALLERY



Exterior



Exterior



[Open plan Lounge & Dining Room](#)



[Open plan kitchen](#)



[Interior](#)



[Interior](#)



Exterior