



# ian wyles

AUCTIONEERS & APPRAISERS



**23 JUNE 2026**

**11 am**

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

**Live on ZOOM**



**By Appointment**

**RIDHWAN  
RASOOL**

**082 933 7860**

**031 579 4403**

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

**UNIT 13, SS THE INDIES,  
61 MARINE DRIVE, LA LUCIA**

# 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

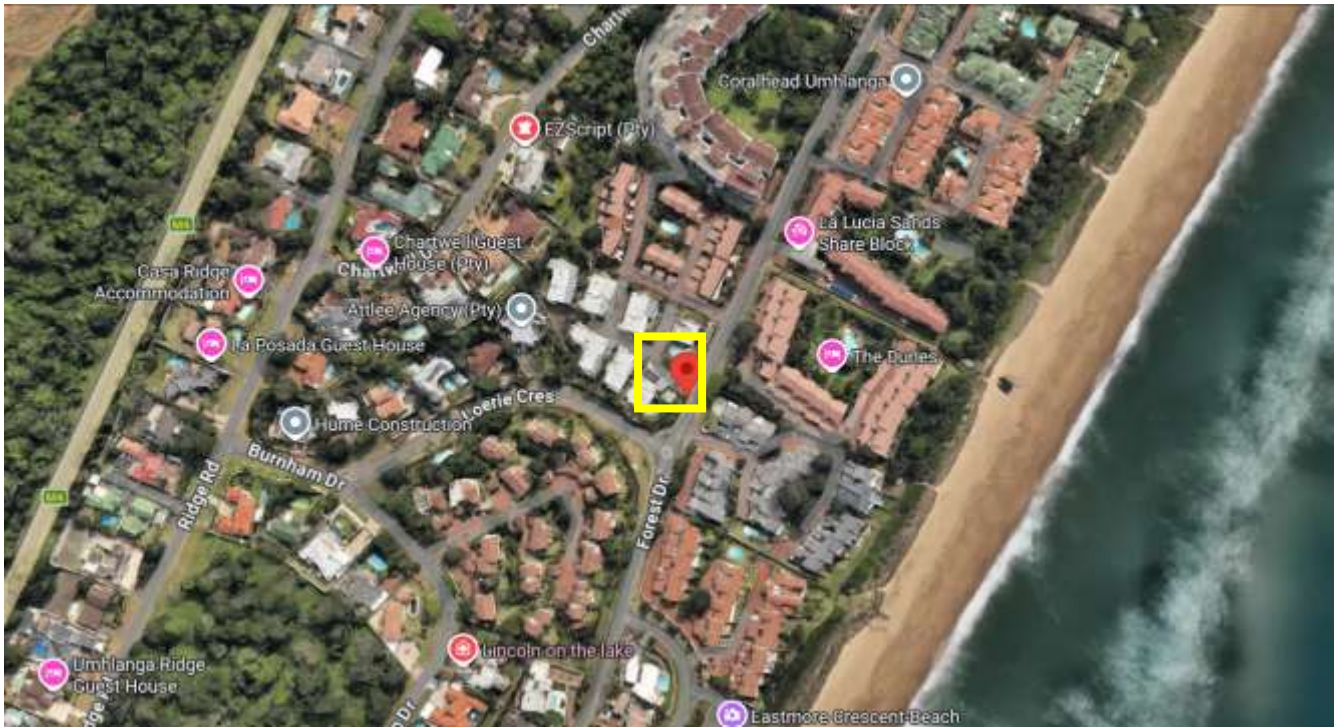
## BANKING DETAILS

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



**61 Marine Drive, La Lucia** is located in the upmarket coastal suburb of La Lucia, part of the greater Umhlanga area within the eThekweni Metropolitan Municipality. Marine Drive runs along the beachfront and is one of the most sought-after residential roads in the area due to its ocean views, direct beach access, and proximity to major amenities.

## Locality

- Approximately 15 km north of Durban CBD.
- Close to Umhlanga Rocks and La Lucia Ridge business district.
- Easy access to the M4, M41, and N2 highways.
- About 15–20 minutes from King Shaka International Airport.

# PROPERTY INFORMATION

<b>General Property Address</b>	Unit 13, SS The Indies, 61 Marine Drive, La Lucia, Ext 12
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Section 13 of plan 217/1984, The Indies, Erf 1860, La Lucia, Ext 12, eThekwini, Kwazulu-Natal
<b>Extent</b>	186 m <sup>2</sup>
<b>Title Deed Number</b>	ST3039/2014
<b>Municipal Information Zoning</b>	Residential
<b>Rates</b>	R 4 084.00
<b>Levies</b>	R 3 824.00
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer Duty Applicable.
<b>Lease/ Occupancy</b>	The property is currently vacant.
<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

Step into this beautifully presented home, where comfort, style and practicality come together seamlessly. An inviting enclosed verandah with retractable windows creates the perfect space to relax and entertain while enjoying refreshing sea views and natural light throughout the day. The spacious open-plan lounge and dining area flow effortlessly, enhanced by feature ceilings and ambient lighting that add warmth and sophistication to the living spaces. The well-appointed kitchen boasts granite countertops; ample built-in cupboards and a functional layout designed for everyday living and effortless entertaining.

Accommodation comprises three generously sized bedrooms, all fitted with built-in cupboards. The main bedroom features a private en-suite bathroom, while the remaining bedrooms are serviced by a family bathroom complete with bath, shower and toilet. Adding further appeal, the unit includes a double garage providing secure parking and additional storage space. Small pets are welcome, subject to Body Corporate approval, making this an ideal home for pet lovers.

Security and peace of mind are assured with CCTV cameras linked directly to a security company, allowing you to enjoy a secure lock-up-and-go lifestyle. Whether you're looking for a permanent residence, a coastal retreat or a sound investment, this home offers the perfect blend of comfort, convenience and relaxed seaside living.

## Property Features:

- Open-plan lounge and dining room
- Modern kitchen with granite countertops
- Main bedroom with en-suite bathroom
- 3 Bedrooms with built-in cupboards
- Family bathroom with bath, shower and toilet
- Enclosed verandah with retractable windows
- Sea views
- Feature ceilings and ambient lighting
- Double garage
- Small pets allowed (subject to Body Corporate approval)
- CCTV security linked to security company

# GALLERY







