



# ian wyles

AUCTIONEERS & APPRAISERS

*Exceptional Service from Exceptional People*

**RESIDENTIAL**



**29 JULY 2026**

11 am

The Oyster Box Hotel  
2 Lighthouse Road  
Umhlanga Rocks

**Live on ZOOM**



**NAA** National  
Auctioneers  
Association

**By Appointment**

**RICHARD KILLEEN**

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**141 TREMATON DRIVE,  
MORNINGSIDE, 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

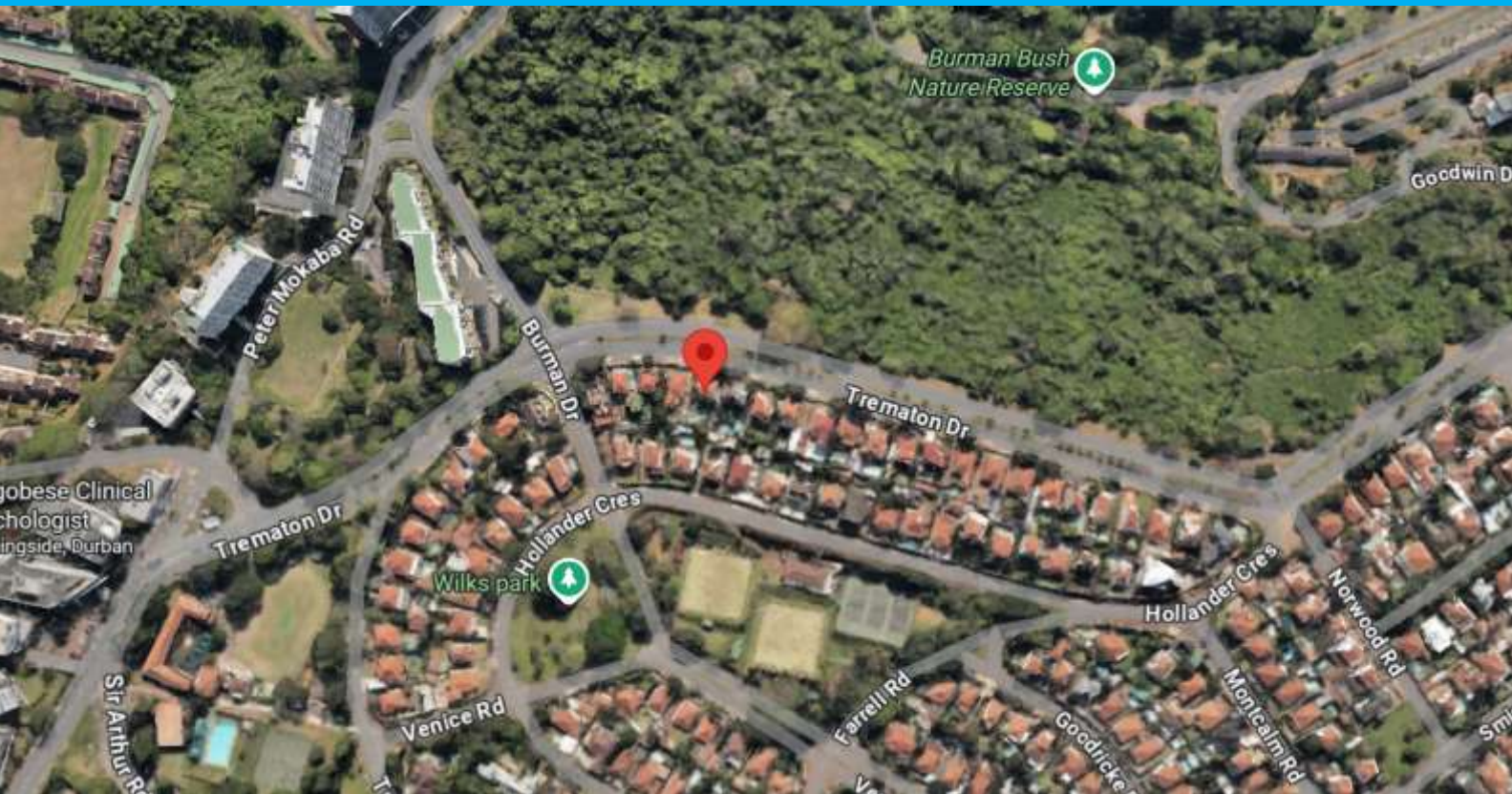
## BANKING DETAILS

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



141 Trematon Drive is situated in the established residential suburb of Morningside, approximately **3–5 km north-west of the Durban CBD**. The area is regarded as one of Durban's most desirable residential suburbs, offering a mix of character homes, sectional title developments, and boutique commercial uses. Morningside is known for its tree-lined streets, excellent accessibility, and proximity to major business, entertainment, and recreational facilities.

# PROPERTY INFORMATION

<b>General Property Address</b>	141 TREMATON DRIVE, MORNINGSIDE, DURBAN
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	ERF 546, DRBAN, ETHEKWINI, KWAZULU-NATAL
<b>Extent</b>	607 m <sup>2</sup>
<b>Title Deed Number</b>	T9961/2014
<b>Municipal Information Zoning</b>	Residential
<b>Monthly Rates</b>	R 3 134.00
<b>Lease/ Occupancy</b>	The Property is currently vacant.
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer duty may apply.
<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

Stunning older type double story home set high up in the ever-popular suburb of Morningside with views over Durban to the harbour.

The property comprises:

- Kitchen & Scullery
- Lounge
- Dining Room
- Guest toilet
- Enclosed porch used as breakfast room

## **Upstairs**

- 3 large bedrooms
- 2 studies
- main en suite
- Family bathroom with separate toilet.
- The home boasts a workshop, laundry & staff room with toilet & shower, swimming pool, single garage.

# GALLERY



