

Exceptional Service from Exceptional People

POWER OF ATTORNEY

29 JULY 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

**173 LAMBERT ROAD, DURBAN,
WINDERMERE, 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

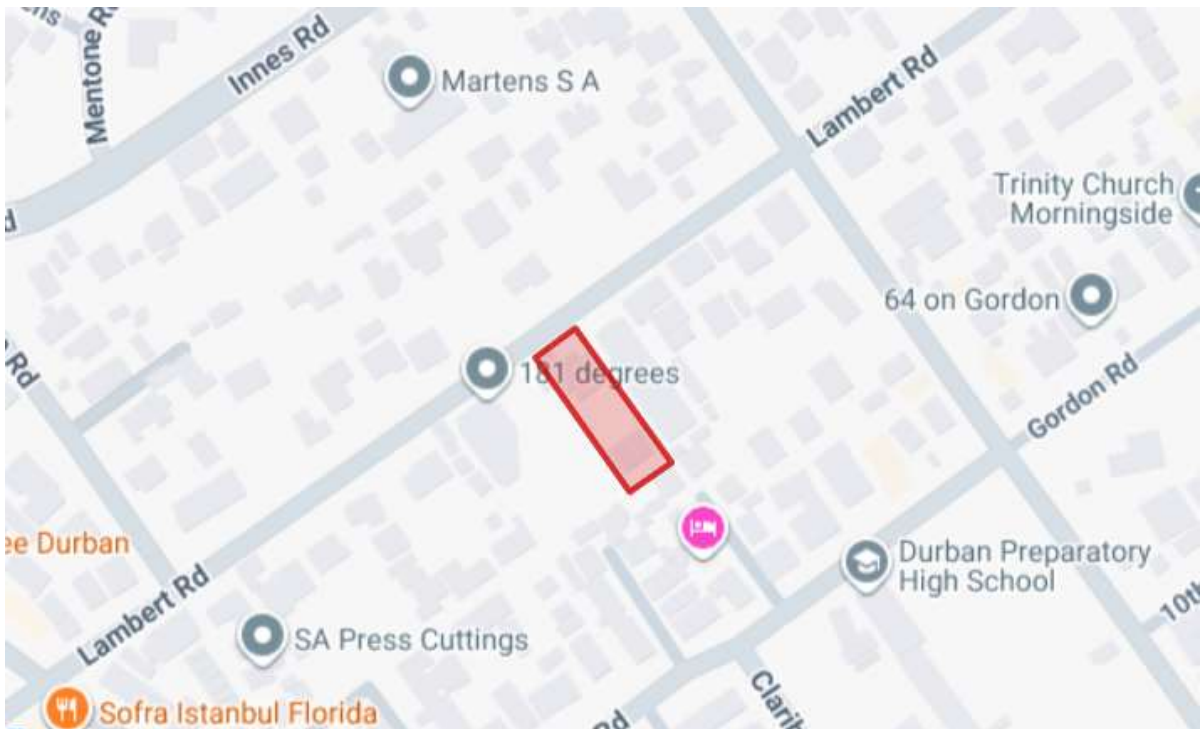
BANKING DETAILS

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



173 Lambert Road is situated in the well-established and highly sought-after suburb of Windermere, Durban. Known for its central location, vibrant lifestyle, and strong property demand, Windermere offers residents the perfect blend of convenience and urban living. The area is surrounded by popular schools, shopping centres, restaurants, cafés, and entertainment hubs, while still maintaining a relaxed residential atmosphere.

Ideally positioned near Florida Road, Moses Mabhida Stadium, Durban CBD, and the beachfront, Windermere continues to attract homeowners and investors alike due to its accessibility and excellent growth potential. The suburb is also well-connected to major transport routes, making commuting simple and efficient.

Windermere remains one of Durban's most desirable suburbs, offering a dynamic lifestyle, excellent amenities, and strong long-term investment appeal.

PROPERTY INFORMATION

General Property Address	173 Lambert Road, Windermere, Durban, KwaZulu-Natal.
Title Deed Information	
Title Deed Description	Ptn 1 (Rem of Durban 1737) Erf 735, Durban, eThekweni, KwaZulu-Natal.
Extent	2048 m ²
Title Deed Number	T22527/1983
Municipal Information Zoning	Residential
Monthly Rates	Estimated R 5 750.23
Lease/ Occupancy	The Property is currently occupied by the owners.
VAT Status	The seller is NOT VAT registered. Transfer duty applicable.
General Comments	The subject property is in fair 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 a piece of history with this grand family home, showcasing its original charm while offering modern comforts, nestled in a serene neighbourhood. Expansive rooms filled with natural light, perfect for family gatherings and entertaining. Original mouldings, hardwood floors, and classic architecture that tell a story of timeless elegance. Level gardens and outdoor spaces perfect for relaxation and recreation around the sparkling swimming pool positioned next to the main veranda which is the width of the house. Positioned close to Clifton, DPHS and Musgrave Shopping Centre in addition to other amenities, providing convenience for family life.

The main house comprises:

- 5 bedrooms
- 3 bathrooms
- 1 bedroom (downstairs)
- 1 bathroom (downstairs)
- Spacious Lounge
- Dining room
- Study

The property also offers 2 separate duplex townhouses comprising 3 bedrooms and 3 bathrooms, open plan lounge, dining room and kitchen with a small private garden.

Double garage + 4 undercover bays and additional off-road parking. Don't miss this rare opportunity to own a piece of history.



GALLERY











