



ian wyles

AUCTIONEERS & APPRAISERS

SECTIONAL TITLE

23 JUNE 2026

11 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

Slie Dlamini

072 543 7743
031 579 4403

www.ianwyles.co.za

**UNIT 5 CRESSINGTON, DOOR NO.13
37 JOSEPH NDULI STREET,
DURBAN, 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

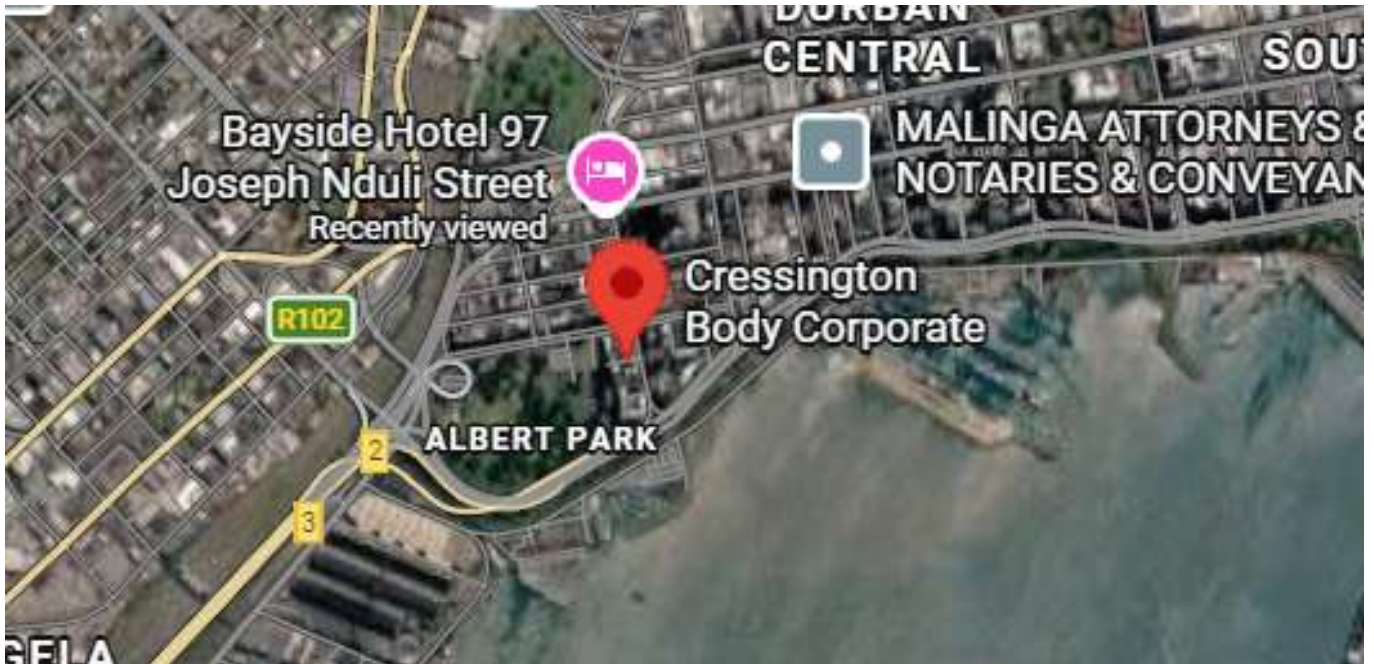
BANKING DETAILS

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



Situated in the heart of Durban Central, 37 Russell Street enjoys a prime location within Durban's vibrant commercial and residential hub. Durban Central is renowned for its excellent accessibility, established infrastructure, and close proximity to key business, government, retail, and transport facilities.

The area offers residents and businesses convenient access to the Durban CBD, major arterial routes, public transport networks, shopping centres, banks, educational institutions, healthcare facilities, and a wide variety of restaurants and entertainment venues. Popular attractions such as the Durban Beachfront, uShaka Marine World, and the Durban Harbour are all within easy reach.

PROPERTY INFORMATION

General Property Address	Unit 5, Cressington, 37 Joseph Nduli Street, Durban, KwaZulu - Natal
Title Deed Information	
Title Deed Description	Sect 5 of Plan 69/1988, Cressington, Erf 10783
Extent	75 m ²
Title Deed Number	ST38198/2017
Municipal Information Zoning	Residential
Levies	R1 200
Monthly Rates	R 550.92
Lease/ Occupancy	The property is occupied by tenants with rental income of R 5 200.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.
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

Spacious 1.5-bedroom apartment just off the vibrant Durban Esplanade, situated in a secure and well-maintained building with CCTV surveillance and a guard house for added peace of mind.

This unit offers beautiful parquet flooring throughout, with a tiled kitchen and bathroom. The apartment features a spacious lounge and dining area, creating a comfortable living space ideal for both homeowners and tenants alike. The bathroom is fitted with both a bathtub and shower, while the kitchen and bedrooms include built-in cupboards for convenient storage.

An excellent investment opportunity with strong rental potential, or the perfect starter property for a first-time buyer looking to enter the property market.

Currently tenanted for R5 200per month, excluding water and lights which are both on pre-paid meters.



GALLERY







