



ian wyles
AUCTIONEERS & APPRAISERS

INSOLVENT ESTATE

23 JUNE 2026

11 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

Ian Wyles

082 490 3517

031 579 4403

www.ianwyles.co.za

**SECTION 6 SS DEL-OMI GARDENS,
7 CHRISWAY ROAD, MALVERN,
QUEENSBURGH**

A U C T I O N

AUCTION TERMS & CONDITIONS

- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 6% 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.
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- The above is subject to change without prior notification. Auctioneer: Ian Wyles

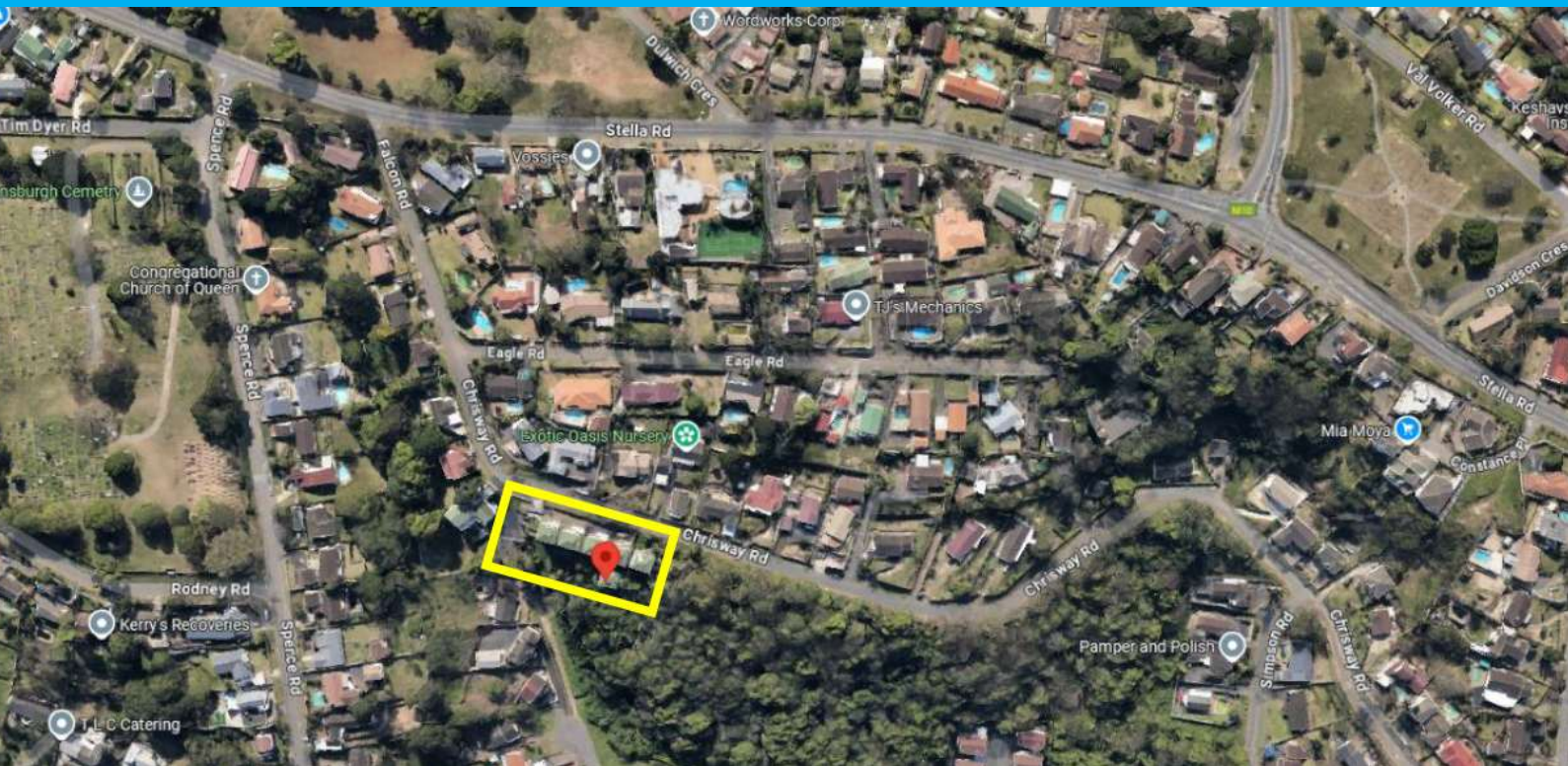
BANKING DETAILS

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
632005 Branch Code:	
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



The subject property is located within the well-established suburb of Malvern, which forms part of the greater Queensburgh area in KwaZulu-Natal. Malvern has steadily evolved into one of the most desirable and sought-after residential suburbs within Queensburgh, drawing the attention of families and professionals alike due to its blend of suburban serenity and urban convenience.

The locality in which the Del-Omi complex is situated offers a well-rounded living experience defined by accessibility, security, community, and convenience, making it an ideal environment for individuals and families seeking long-term residential stability within the greater Queensburgh area.

PROPERTY INFORMATION

General Property Address	Unit 6, SS Del-Omi Gardens, 7 Chrisway Road, Queensburgh
Title Deed Information	
Title Deed Description	Section 6 of plan 52/2017, Del-Omi Gardens, Erf 682, Queensburgh, eThekweni
Extent	185 m ²
Title Deed Number	ST31838/2018
Municipal Information Zoning	Residential
Monthly Rates	± R1 095.65 (Estimated)
Lease/ Occupancy	The property is currently vacant.
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

The subject property is a well-appointed free-standing duplex situated within a secure sectional title complex known as Del-Omi Gardens. This residence offers a blend of comfort, practicality, and privacy.

The property is designed with modern living in mind, featuring three bedrooms, fitted with built-in cupboards, and two bathrooms. The kitchen is fully fitted with built-in cupboards, a hob, extractor fan, and oven. The layout flows effortlessly into a spacious lounge and dining area.

Further enhancing the practicality of the property is the inclusion of a double garage, which provides secure parking and additional storage space, while an adjacent shaded carport facility offers added convenience for visitors or multi-vehicle households.

The overall design and features of the duplex, combined with the safety and community aspect of the complex, contribute to a well-rounded and highly desirable residential offering within one of Queensburgh's most favoured neighbourhoods.

Comprising:

- 3 Bedroom fully fitted with Built – In Cupboards
- Kitchen fully fitted with Built – In Cupboards, Hob, Extractor and Oven
- Spacious lounge and Dining Area
- Double Garage
- Located within a safe and secure complex

GALLERY



