



# ian wyles

AUCTIONEERS & APPRAISERS

**BANK INSTRUCTION**

**23 JUNE 2026**

11 am

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

**Live on ZOOM**



**NAA** National  
Auctioneers  
Association

**By Appointment**

**CRAIG WOOD**

**083 799 4403**

**031 579 4403**

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

**45 RIDGE ROAD, EXT 5  
LA LUCIA, KWAZULU -NATAL**

# AUCTION

# AUCTION TERMS & CONDITIONS

- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 8 % 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

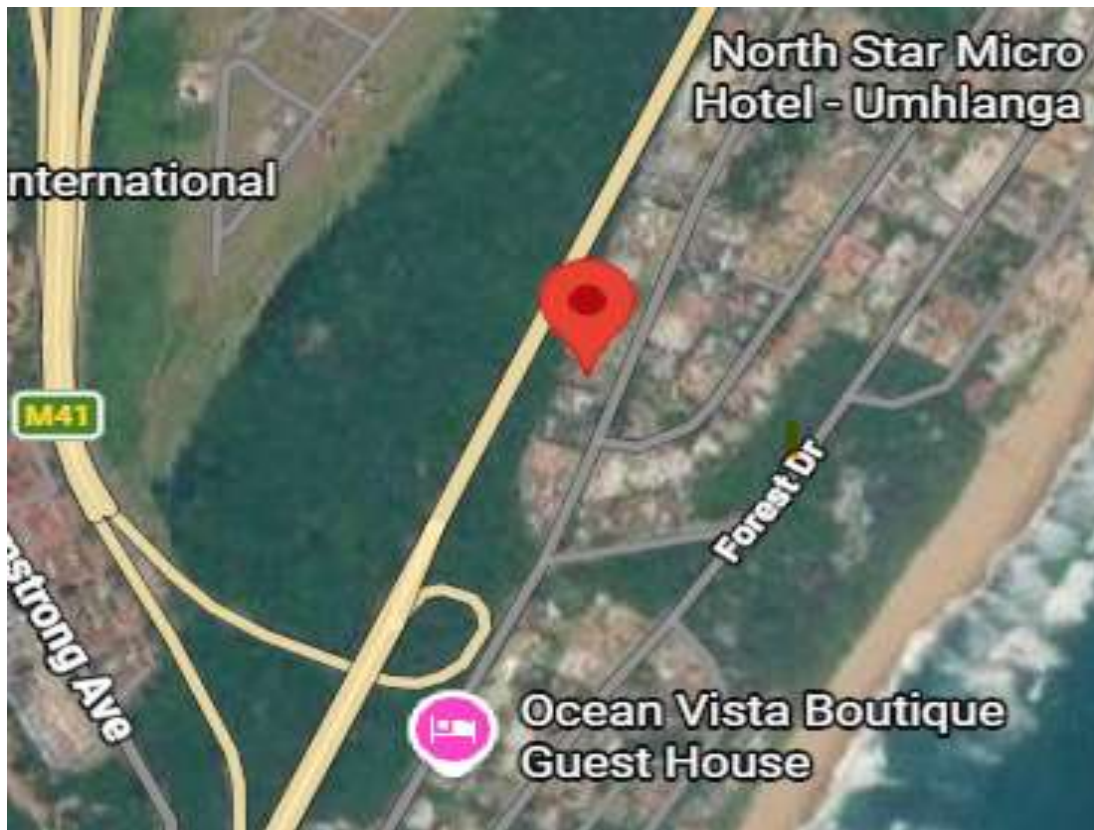
## BANKING DETAILS

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



La Lucia is an affluent coastal suburb situated north of Durban within the eThekweni Metropolitan Municipality. Known for its luxury homes, secure estates, ocean views, and proximity to business hubs, La Lucia remains one of Durban's most desirable residential and investment areas. The suburb offers a blend of established freehold properties, modern sectional title developments, and premium lifestyle estates. is a well-established residential suburb situated in the southern basin of Durban, approximately 10km south of Durban Central. The area is known for its convenient access to major industrial hubs, transport routes, schools, shopping facilities, and nearby beaches. Wentworth has historically been a strong working-class residential area and continues to attract both homeowners and property investors due to its affordability and rental demand.

# PROPERTY INFORMATION

<b>General Property Address</b>	45 Ridge Road, La Lucia, KwaZulu -Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	45 Ridge Road, Erf 1059, La Lucia Ext 5, Umhlanga KwaZulu- Natal
<b>Extent</b>	1393 m <sup>2</sup>
<b>Title Deed Number</b>	T6149/2019
<b>Municipal Information Zoning</b>	Residential
<b>Monthly Rates</b>	R 8 669.90
<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 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

Beautiful double-storey home situated within the prestigious suburb of La Lucia. This impressive family residence at 45 Ridge Road offers generous proportions, stylish living spaces, and exceptional entertainment features, ideal for luxurious coastal living. Comprises:

## Ground Level

- Entrance foyer with double volume tiled flooring with tiled staircase to the upper level.
- Dining area tiled flooring with access to patio and pool area.
- Main lounge tiled flooring with access to patio and pool area.
- TV lounge tiled with split unit air conditioner
- Bar lounge tiled flooring with fitted timber bar counter and bulkhead with access to patio and pool area.
- Modern kitchen fully tiled and fitted with granite countertops, ceiling fan, 4 plate glass hob, 2 plate gas hob, extractor hood, eye-level-oven and double bowl porcelain sink.
- Study tiled flooring with 2 door built-in cupboard.
- Bathroom fully tiled, comprising : bath, toilet and basin on quartz vanity.
- Bedroom 1 tiled flooring with 3 door built-in cupboard
- Bedroom 2 tiled flooring with 2 door built-in cupboard
- Bedroom 3 tiled flooring with split unit air conditioner, 6 door built-in cupboard, access to patio and pool and a fully tiled en-suite, comprising : shower, toilet, slipper bath and basin on vanity cabinet.
- Covered patio tiled and partially covered with access to ground level bedrooms, bar lounge, dining room and main lounge.
- Entertainment bar area double open plan garage with automated timber door and brick paved flooring.
- Double garage double open plan garage with automated timber door and brick paved flooring.
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## Upper Level

- Bedroom 4 tiled flooring with split unit air conditioner, access to balcony and fully tiled en-suite, comprising : bath, toilet, shower and his / hers basins on Vanity.
- Bedroom 5 tiled flooring with access to balcony.
- Balcony tiled and partially covered with sea views and access to the three upstairs bedrooms and overlooking the pool and garden
- Bedroom 6 tiled with walk-in dressing room having 12 door built-in cupboard and en-suite bathroom, comprising : bath, shower, toilet and basin.

## Outbuilding

A single-storey outbuilding comprising:

- 1 Bedroom with en-suite bathroom including shower, toilet, and basin.

This distinguished property combines comfort, space, and sophistication in one of Durban North's most sought-after residential addresses, offering exceptional indoor and outdoor living for the modern family.

# GALLERY



# GALLERY





