



ian wyles

AUCTIONEERS & APPRAISERS

RESIDENTIAL

23 JUNE 2026

11 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

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**54 LYTTLETON ROAD, RESEVOIR HILLS,
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 **Reservoir Hills, Durban, 54 Lyttleton Road** is a residential property situated in a hilly, established suburban neighbourhood known for its elevated scenic views, lush greenery, and proximity to major educational institutions. The area primarily features freestanding family homes, some with flatlets, and is highly accessible to arterial routes.

PROPERTY INFORMATION

General Property Address	54 Lyttleton Avenue, Reservoir Hills, KwaZulu-Natal
Title Deed Information	
Title Deed Description	Ptn 1, Erf 312, Reservoir Hills, Ethekewini Kwazulu -Natal.
Extent	1474 m ²
Title Deed Number	T3203/1994
Municipal Information Zoning	Residential
Monthly Rates	Estimated R 2479.14
Lease/ Occupancy	The Property is currently occupied by the owners.
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

This one-of-a-kind family home offers space, luxury, and breathtaking views all the way to the ocean. Situated in the sought-after Upper Reservoir Hills, this property is perfect for a large family who loves entertaining and comfortable living.

This Beautiful home features:

- 4 Bedrooms
- 3 Bathrooms + Guest toilet
- Large main bedroom with walk-in closet
- Spacious en-suite bathroom
- Large smart kitchen
- 2 Lounges + indoor entertainment area
- Unique water & rock feature with skylight for the perfect entrance to home
- Pool with large outdoor entertainment area
- Staff quarters with extra room and bathroom
- Immaculate gardens
- Stunning driveway with parking for ±10 cars
- Ducted air-conditioning + additional aircons
- Located in Upper Reservoir Hills
- Spectacular views stretching to the ocean

A truly exceptional home offering space, luxury, and incredible views.



GALLERY











