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LIQUIDATION



29 JULY 2026

11 am

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

Live on ZOOM



**NAA National
Auctioneer Auctioneers
Association**

By Appointment

IAN WYLES

082 490 3517

031 579 4403

www.ianwyles.co.za

**1 TIMBAVATI STREET, VANDERBIJL PARK
SOUTH-EAST, GAUTENG**

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
- 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

1 Timbavati Street, Vanderbijl Park Southeast, Gauteng



Vanderbijlpark is an industrial city, situated on the Vaal River in the south of Gauteng province. Just an hour drive from the city of Johannesburg, Vanderbijlpark is 75 kms from OR Tambo International airport and Johannesburg Central Business District.

Vanderbijlpark is home to Vanderbijlpark Steel, previously part of the South African Iron and Steel Corporation (ISCOR), which subsequently became a subsidiary of the global company ArcelorMittal. With neighbouring cities Vereeniging and Sasolburg, it forms the Vaal Triangle, historically a major industrial region of South Africa. It is situated in the local municipality of Emfuleni and district municipality of Sedibeng.

Properties in Vanderbijlpark range from apartments, family homes, retirement villages and small holdings. The modern Emfuleni golf estate with sprawling mansions and smaller countryside cottages offers buyers who love estate living the benefit of 24-hour security all within their price range. Other Estates include The Boulevards and Riverspray Lifestyle Estate. There is a home for every home buyer in Vanderbijlpark.

PROPERTY INFORMATION

General Property Address	1 TIMBAVATI STREET, VANDERBIJL PARK SOUTH-EAST, GAUTENG.
Title Deed Information	
Title Deed Description	Portion 79 of ERF 428 Vanderbijl Park South- East 3, eThekwini, KwaZulu-Natal.
Extent	282 m ²
Title Deed Number	T6223/2017
Municipal Information Zoning	Residential
Monthly Rates	Estimated +- R798.95.
Lease/ Occupancy	The Property is currently vacant.
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

This well-maintained home situated at 1 Tabavati Street, Vanderbijlpark, offers comfortable and practical family living. Conveniently located in a central area close to all essential amenities.

Key features:

- Lounge
- Dining room
- Kitchen
- Laundry room
- 3 bedrooms
- 2 bathrooms
- Single garage



GALLERY







