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RESIDENTIAL

27 AUGUST 2026

14:00 PM

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

Live on ZOOM



**NAA National
Auctioneer Association**

By Appointment

HILTON FARR

**073 712 2412
031 579 4403**

www.ianwyles.co.za

**433 MARINE DRIVE,
OCEAN VIEW, BLUFF, DURBAN**

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:	Standard Bank
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	050078038
Branch Name:	Standard Bank Kingsmead
Swift Code:	SBZA ZA JJ
Branch Code:	051001
Reference:	Your Name and Property Address
Account type:	Property Practitioners Trust

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 along Durban's prestigious coastline, Marine Drive is one of the city's most desirable residential addresses, offering an exceptional blend of coastal living, convenience, and lifestyle. The area is characterised by luxury homes, established residences, and modern developments, many enjoying panoramic ocean views and refreshing sea breezes.

Residents enjoy proximity to a wide range of amenities, including:

- Popular beaches and promenade
- Shopping centres and retail outlets
- Restaurants, cafés, and entertainment venues
- Reputable public and private schools
- Medical facilities and hospitals
- Sporting clubs and recreational facilities

Marine Drive remains a highly sought-after location for families, professionals, retirees, and investors due to its secure residential environment, excellent accessibility, and relaxed coastal atmosphere. The combination of strong property demand, attractive surroundings, and proximity to everyday conveniences continues to support long-term investment appeal.

Overall, 433 Marine Drive offers an outstanding opportunity to enjoy a premium coastal lifestyle in one of Durban's most established and desirable residential locations.

PROPERTY INFORMATION

General Property Address	433 Marine Drive, Bluff, Ocean View, Durban.
Title Deed Information	
Title Deed Description	Ptn 2, Erf 52, Bluff, eThekwini, Kwazulu-Natal.
Extent	1870 m ²
Title Deed Number	T2722/2002
Municipal Information Zoning	Residential
Monthly Rates	R 12 179.67
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

Coastal Living | Ocean Views | Bluff with 180° Sea Views.

This stunning, spacious and well-thought-out home would be ideal for investors, business owners or a very large family. The property currently operates as a business premises and could easily be utilised as a Bed & Breakfast (B&B).

The property consists of four separate dwellings.

1. Main House

- Huge open-plan kitchen with a separate dining area.
- Hob with both gas and electric stove.
- Dedicated dining room with fireplace.
- Spacious lounge with a built-in bar, serving as a unique entertainment area.
- Guest full bathroom.
- Separate study/office.
- 1 Bedroom with en-suite bathroom leading onto a patio.
- 1 Bedroom with en-suite bathroom.
- 1 Bedroom with en-suite bathroom and kitchenette.
- Upstairs main bedroom with walk-in dressing room, full en-suite bathroom, and access to a private patio with breathtaking 180° sea views.
- Large outdoor entertainment patio featuring:
 - 2 Jacuzzis
 - Fire pit
 - Overlooking the swimming pool
 - Spectacular 180° ocean views

2. Dwelling Two

- Main Reception/office area.
- 4 Bedrooms with en-suite bathrooms (potential extra beds).
- Guest bathroom.
- Kitchenette.
- Small outdoor tea area.

3. Dwelling Three

- Storeroom.
- 2 Bedrooms with en-suite bathrooms.
- 1 Additional bathroom.

4. Dwelling four, Flatlet / Granny Flat

Stunning Spacious flatlet, open-plan layout.

- Bar area.
- Dining area.
- Lounge.
- En-suite bathroom.
- Beautiful sea views

Additional Features:

- Accommodation for 4 vehicles under covered parking.
- Open parking for approximately 8 vehicles.
- Double lock-up garage.



GALLERY



























