



# ian wyles

AUCTIONEERS & APPRAISERS

**BANK INSTRUCTION**

**29 JULY 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)

**UNIT 2 AUTUMN WOODS, 81 ALAMEIN AVENUE,  
WOODLANDS, 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

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



Woodlands is a well-established, predominantly residential suburb located approximately 15 km south-west of Durban's CBD. The suburb borders Montclair and Mobeni East and is known for its family-friendly environment, affordability, and convenient location.

Residents enjoy easy access to major transport routes, including the M7 and N2 highways, making commuting to Durban CBD and surrounding business hubs both quick and convenient.

The area is well served by local amenities, with schools, clinics, shopping centres, and public transport facilities all situated within close proximity to the property, contributing to the suburb's appeal for families, first-time buyers, and investors alike.

# PROPERTY INFORMATION

<b>General Property Address</b>	Section 2, Autumn Woods, 81 Alamein Avenue, Woodlands.
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Sect 2 of plan 22/1989, erf 3013, Autumn Woods, Mobeni, KwaZulu -Natal.
<b>Extent</b>	111 m <sup>2</sup>
<b>Title Deed Number</b>	ST 37010/2007
<b>Municipal Information Zoning</b>	Residential
<b>Levies</b>	Basic levy: R1 462.00 CSOS: R19.24 Reserve Fund: R381.00  Total levy: R1 862.24
<b>Rates</b>	R694.55
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer Duty Applicable.
<b>Lease/ Occupancy</b>	The property is currently tenanted and generates a rental income of R6,900 per month, excluding utilities. The lease is on a month-to-month basis.
<b>General Comments</b>	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

Nestled Semi-Detached Duplex Unit, comprising:

## Ground Floor

- Entrance Hall: Tiled flooring.
- Kitchen: Fully tiled and fitted with melamine cupboards and countertops, double-bowl sink, 4-plate hob, under-counter oven, extractor hood, and ceiling fan.
- Lounge: Spacious tiled lounge with sliding doors opening onto the patio.
- Patio: Private paved and enclosed patio with pedestrian access to Nagle Square Road.
- Garage: Single lock-up garage adjoining the unit, with drive-in access from both Alamein Avenue and Nagle Square.

## Upper Floor

- Bedroom 1: Tiled bedroom with a six-door built-in cupboard and ceiling fan.
- Bathroom: Fully tiled and fitted with a shower, bath, toilet, and basin.
- Bedroom 2: Tiled bedroom with a two-door built-in cupboard, split-unit air conditioner, and ceiling fan.

## .Additional

- Enclosed private patio with precast concrete fencing and electric fencing.
- Walking distance to local shops.



# GALLERY







