



ian wyles

AUCTIONEERS & APPRAISERS

SECTIONAL TITLE

27 AUGUST 2026

14:00 pm

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM



National
Auctioneers
Association

By Appointment

Carmen Jesson

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**UNIT 23 SS ILALA CABANAS,
LEISURE BAY, 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:	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



Leisure Bay is a peaceful coastal village situated on the South Coast of KwaZulu-Natal, approximately 10 km south of Port Edward and about 170 km from Durban. It is renowned for its pristine beaches, natural beauty, and relaxed lifestyle, making it a popular destination for holidaymakers, retirees, and property investors.

Key Attractions:

- Beautiful, beaches with excellent swimming and fishing spots.
- Popular tidal pool and rock pools.
- Whale and dolphin sightings during migration seasons.
- Easy access to golf courses, nature reserves, and hiking trails.

PROPERTY INFORMATION

General Property Address	Unit 23 SS Ilala Cabanas, Leisure Bay, KwaZulu – Natal.
Title Deed Information	
Title Deed Description	Sect 23 Of Plan 18/1990, Ilala Cabanas, Leisure Bay, Hibiscus Coast, KwaZulu Natal.
Extent	79 m ²
Title Deed Number	ST3793/2025
Municipal Information Zoning	Residential
Levies	R 3128.10 (Includes maintenance of the garden, roof, geyser)
Monthly Rates	Estimated +-R 790
Lease/ Occupancy	The Property is currently Vacant.
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

Secure Coastal Living at Ilala Cabanas

Nestled within the sought-after Ilala Cabanas in the tranquil seaside village of Leisure Bay, near Port Edward, this neat 2-bedroom, 1-bathroom sectional title townhouse offers the perfect lock-up-and-go lifestyle in one of the South Coast's most desirable holiday destinations.

The home boasts an open-plan living area, a functional kitchen, and a private covered patio with a built-in braai, where you can relax and enjoy scenic sea views. A semi-enclosed courtyard, with a dedicated covered parking bay ensures convenience.

Semi Furnished, set within a secure complex offering 24-hour access control and security patrols, residents can enjoy an array of resort-style amenities, including:

- Communal swimming pool
- Squash court
- Braai and entertainment areas
- Beautifully manicured gardens
- Private forested pathway with direct access to T.O. Strand Beach

Whether you're looking for a holiday home, investment property, or peaceful retirement retreat, this charming coastal townhouse offers exceptional value and an enviable lifestyle.



GALLERY













INVENTORY LIST

- 1x single bed+base cover+fitted sheet+throw+headboard,
- 1 x double bed+base cover+fitted sheet+headboard+2 continental pillows
- 1 x fridge
- 1 x kettle
- 1 x toaster
- 1 x 4 pack crockery
- 1 x 4 pack cutlery,
- 1 x salad dish
- Set of cooking utensils
- Curtains in kitchen
- Curtains in toilet
- Curtains in bathroom
- Curtains in lounge
- 2 x bedroom bamboo blinds
- 1 x kitchen table with 3 chairs
- 2 x small white side tables
- Carpet loose x 1