



ian wyles

AUCTIONEERS & APPRAISERS

DECEASED ESTATE

19 AUGUST 2026

11 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM



National
Auctioneers
Association

By Appointment

IAN WYLES

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**FLAT 1 & GARAGE 15, SS BADEN COURT,
16 BOTTOMLEY ROAD,
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

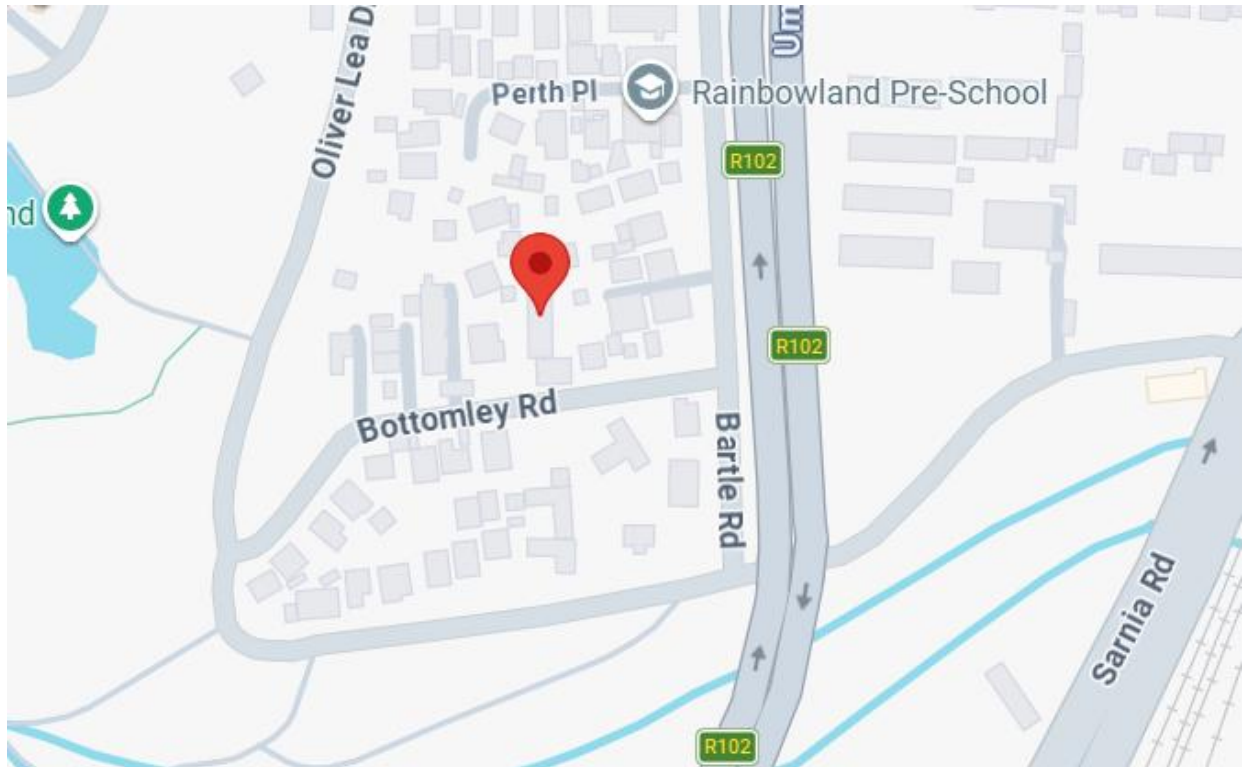
BANKING DETAILS

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 the well-established suburb of Clare Estate, Durban, 16 Bottomley Road enjoys a convenient location with easy access to major transport routes, schools, shopping centres, healthcare facilities, and places of worship. The area is known for its established residential character, making it attractive to families, professionals, and property investors alike.

The local property market has shown consistent demand, supported by its central location and affordability compared to neighbouring suburbs. Properties in Clare Estate continue to offer good value, with a healthy mix of owner-occupiers and investment buyers contributing to steady market activity.

PROPERTY INFORMATION

General Property Address	Unit 1 & 15 SS BADEN, 16 BOTTOMLEY ROAD, KWAZULU – NATAL
Title Deed Information	
Title Deed Description	Sect 1 of plan 377/1985, Baden, Erf 9508, eThekwini, Durban, KwaZulu Natal.
Extent	87m ² Unit, 17m ² Garage
Title Deed Number	ST5413/1996 & ST58446/2003
Municipal Information Zoning	Residential
Levies	R 2254.40
Monthly Rates	Estimated +-R 493.53
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

This ground floor unit offers comfortable, low-maintenance living in a convenient and secure setting. The home features an open-plan kitchen, dining room, and lounge, creating a spacious and welcoming living area ideal for both everyday living and entertaining.

The unit comprises two well-sized bedrooms serviced by one family bathroom. A single lock-up garage provides secure parking and additional storage space.

With a total extent of 104 m² (87 m² unit plus a 17 m² garage), this property offers excellent value and is perfectly suited to first-time buyers, small families, retirees, or investors seeking a quality lock-up-and-go home.



GALLERY







