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SECTIONAL TITLE

29 JULY 2026

11 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM



NAA National
Auctioneers
Association

By Appointment

Carmen Jesson

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**31 OUTENIQUA STREET, UNIT 61 SS OUTENIQUA
VILLAGE, MODDER 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



Modder East is a well-established residential suburb situated in the eastern part of Springs, within the City of Ekurhuleni Metropolitan Municipality, approximately 50 km east of Johannesburg's CBD. The suburb enjoys convenient access to major transport routes including the R51 and N12 highways, making it suitable for commuters travelling to Springs, Benoni, Brakpan, and Johannesburg.

PROPERTY INFORMATION

General Property Address	31 Outeniqua Street, Modder East, Gauteng
Title Deed Information	
Title Deed Description	Sect 61 of plan 259/2008, Outeniqua Village 16, erf 831, Modder East.
Extent	112 m ²
Title Deed Number	ST14587/2019
Municipal Information Zoning	Residential
Monthly Rates	R 896.65
Levies	R1 300.56
Lease/ Occupancy	The Property is currently occupied by tenants.
VAT Status	The seller is 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

Modern 3-Bedroom Apartment in Secure Complex

Discover the perfect blend of comfort and convenience in this beautifully designed 3-bedroom, 2-bathroom first-floor apartment, nestled within a secure and well-maintained complex.

Property Features:

- 3 spacious bedrooms with built-in cupboards
- 2 modern bathrooms
- Stylish open-plan kitchen with ample fitted cabinetry
- Bright and airy dining and living area
- Ideal layout for comfortable family living and entertaining
- Secure and enclosed complex offering peace of mind
- First-floor unit with a welcoming and modern feel

Whether you're a first-time buyer, growing family, or savvy investor, this apartment offers the perfect balance of security, convenience, and contemporary living.

Your perfect retreat awaits! Contact me today to arrange your exclusive viewing and make this beautiful apartment your new home.



GALLERY





