



ian wyles

AUCTIONEERS & APPRAISERS

Exceptional Service from Exceptional People

SECTIONAL TITLE

29 JULY 2026

11 am

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



NAA National Auctioneers Association
Auctioneer

By Appointment

Slie Dlamini

072 543 7743

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**5 JOSEPH NDULI STREET,
UNIT 3 ALBERT PARK MANSIONS,
DURBAN CENTRAL, KWAZUL-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



Located on the southern edge of Durban's central business district. Predominantly made up of medium- and high-density apartment buildings. Mixed residential and commercial area, with shops and businesses along Joseph Nduli Street. Close to the harbour, public transport, schools, medical facilities, and the Durban beachfront. Popular with tenants, first-time buyers, and property investors because of relatively affordable apartment prices.

PROPERTY INFORMATION

General Property Address	5 JOSEPH NDULI STREET, DURBAN, KWAZULU -NATAL
Title Deed Information	
Title Deed Description	Sect 3 of 230/1994 Albert Park Mansions, eThekwini, KwaZulu-Natal.
Extent	Erf: 794m ² Under Roof: 38 m ²
Title Deed Number	IT1539/2006
Municipal Information Zoning	Residential
Levies	R 700.00
Monthly Rates	R 280.00
Lease/ Occupancy	The property is currently rented out for R 4 700.00 per month.
VAT Status	The seller is VAT registered. VAT applicable over and above purchase price.
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.

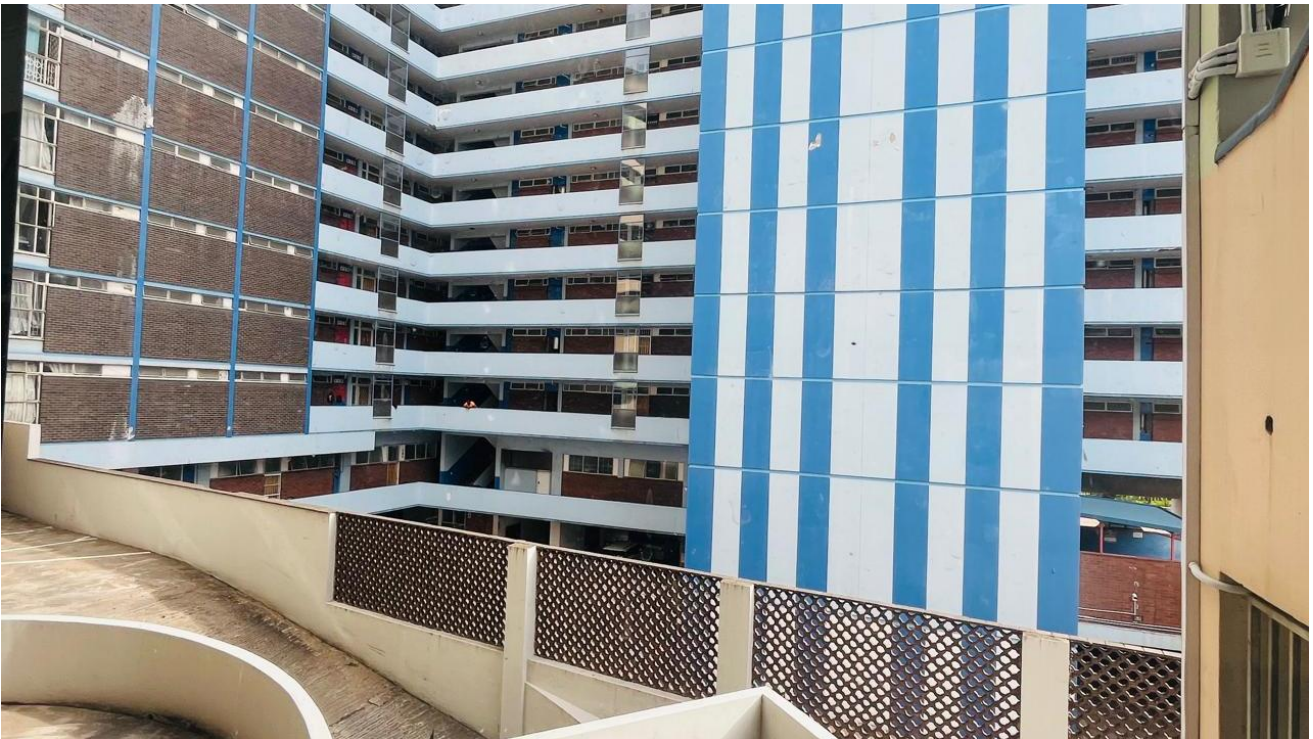
ADDITIONAL INFORMATION

Spacious bachelor apartment situated in the heart of Albert Park Mansions, directly across the harbour with beautiful city and harbour views. The unit offers a generously sized open-plan living and sleeping area with parquet flooring, a fitted kitchen, and ample natural light throughout.

The apartment is well positioned close to public transport routes, shopping amenities and the Durban CBD, making it ideal for both investment and residential living.

The building offers controlled access and is centrally located for convenience. The unit is currently neat and functional, with legitimate sound offers to be considered.

Perfect opportunity for investors looking for strong rental demand in the CBD area or first-time buyers looking for affordable city living.
Established Furnished B&B Apartment for Sale – Sold as a Going Concern.



GALLERY



