

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

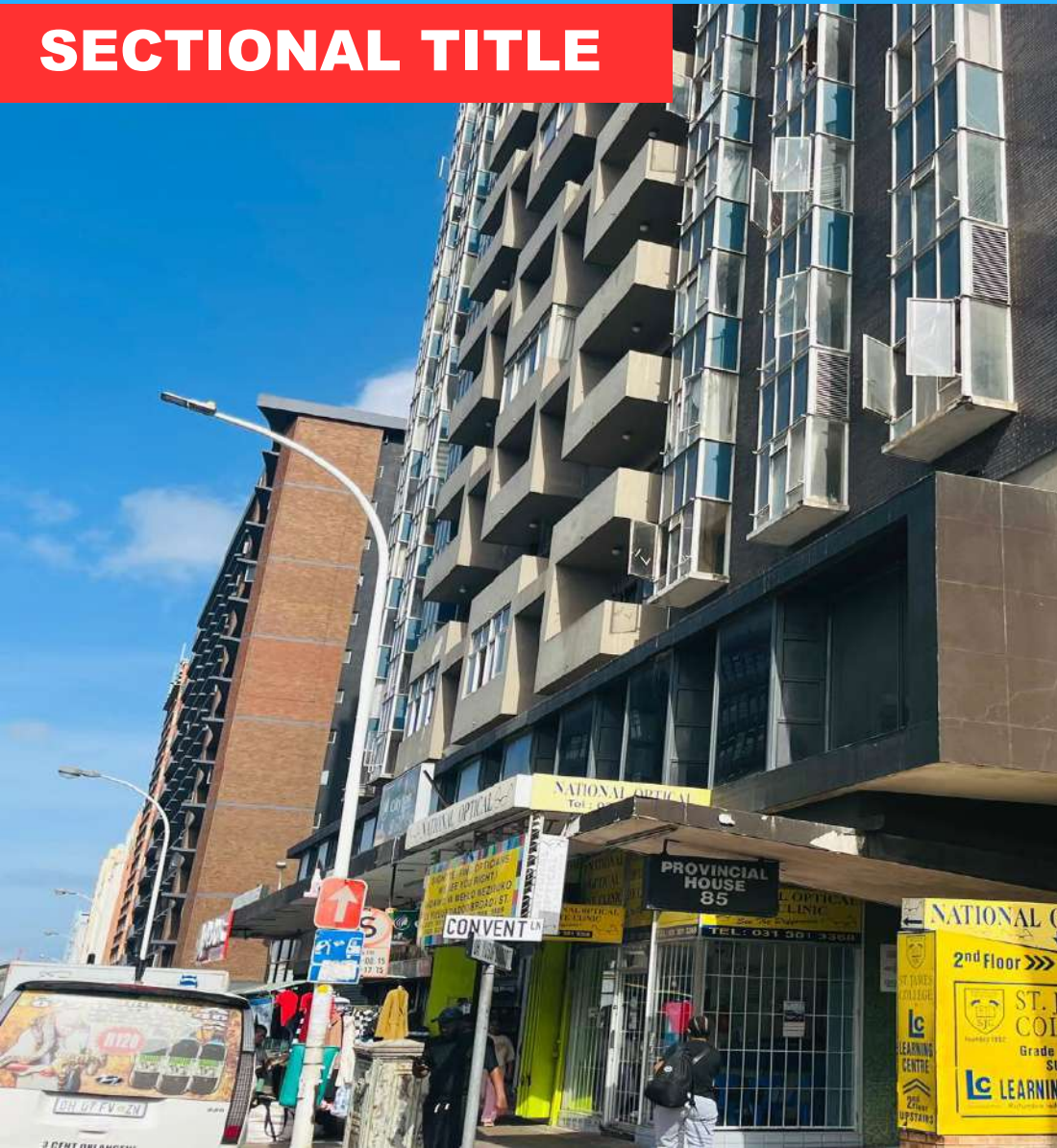
By Appointment

Slie Dlamini

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**73 DR YUSUF DADOO STREET,
UNIT 77 DUROC, 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

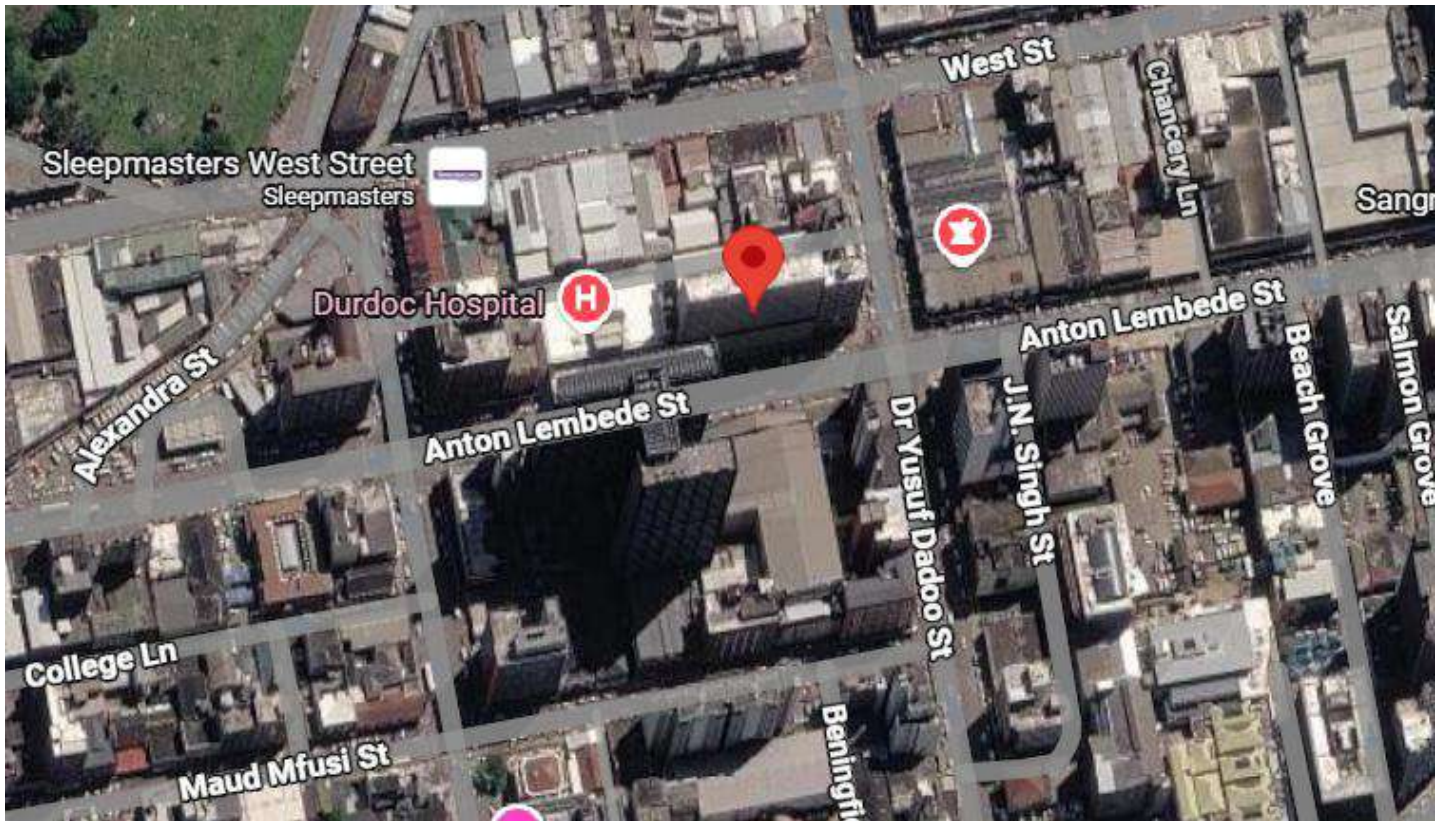
BANKING DETAILS

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



Durban CBD is the commercial and administrative heart of the city, offering a mix of residential apartments, offices, retail stores, medical facilities, and government services. The area is highly accessible and well-connected by public transport routes.

PROPERTY INFORMATION

General Property Address	73 DR YUSUF DADOO STREET, DURBAN, KWAZULU -NATAL
Title Deed Information	
Title Deed Description	Sect 77 DUROC, Erf 10996, eThekwini, KwaZulu- Natal.
Extent	Erf: 2986 m ² Under Roof: 69 m ²
Title Deed Number	IT 1539/2006
Municipal Information Zoning	Residential
Levies	R 700.00
Monthly Rates	R 1000.00
Lease/ Occupancy	The property is currently rented out for R5 200.00 pm
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.

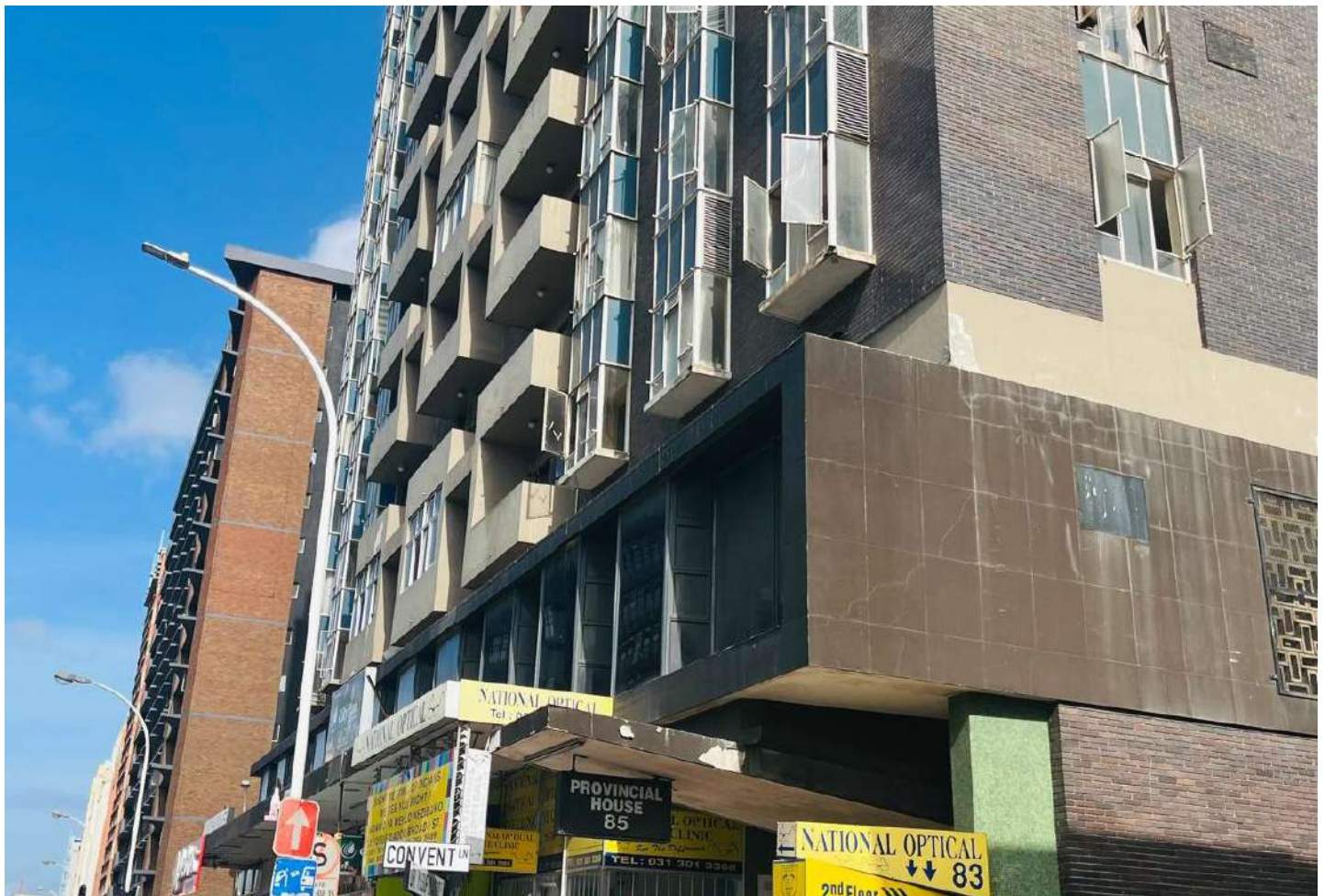
ADDITIONAL INFORMATION

Well-positioned 1 bedroom apartment in the heart of Durban CBD, offering convenience and easy access to all major amenities and transport routes.

The unit features an open-plan lounge and dining area with classic parquet flooring, creating a warm and spacious living environment. The kitchen is fitted with built-in cupboards, while the bedroom offers ceramic tiled floors and built-in cupboards for ample storage. The bathroom includes a bathtub and single basin.

The building offers biometric access control and a guardhouse, ensuring added security and peace of mind for residents.

An excellent investment opportunity with an existing tenant currently paying R5 200 per month, excluding prepaid water and electricity. Ideal for investors seeking immediate rental income.



GALLERY

