



ian wyles

AUCTIONEERS & APPRAISERS

BANK INSTRUCTION

29 JULY 2026

11 am

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

Live on ZOOM



NAA National
Auctioneers
Association

By Appointment

CRAIG WOOD

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**UNIT 1 FOURFIELDS, 32 FINFOOT STREET,
WOODHAVEN, 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

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



32 Finfoot Street is situated in Woodhaven, a well-established residential suburb within the greater Durban area. The suburb is known for its family-friendly environment, convenient access to schools, shopping centres, medical facilities, and major transport routes connecting residents to the Durban CBD and surrounding areas.

PROPERTY INFORMATION

General Property Address	32 Finfoot Street, Woodhaven, KwaZulu -Natal.
Title Deed Information	
Title Deed Description	Sect 32 of plan 38/1979, FOURFIELDS, Erf 3107, Mobeni, ETHEKWINI, KwaZulu -Natal.
Extent	124 m ² (Unit Size)
Title Deed Number	ST31758/2015
Municipal Information Zoning	Residential
Levies	Basic levy: R1 211.50 CSOS: R14.23 Geyser insurance: R25.00 Extra insurance: R28.58 Total levy: R1 279.31
Rates	R 778. 37
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.
Lease/ Occupancy	The property is currently tenanted and generates a rental income of R8 800 per month, excluding utilities. The lease is on a month-to-month basis.
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 Semi-Detached Duplex with Private Driveway and Secure Parking.

This well-appointed semi-detached duplex offers comfortable family living with a private yard, ample parking, and modern finished. Comprises:

Ground Floor

- Entrance: Tiled flooring.
- Guest Toilet: Tiled and fitted with a toilet and basin.
- Kitchen: Fully tiled and fitted with Caesarstone countertops, glass hob, under-counter oven, extractor hood, and double-bowl sink.
- Dining Room: Laminate flooring.
- Lounge: Spacious lounge with laminate flooring and direct access to the private yard and parking area.
- Garage: Single lock-up garage.
- Carport: Aluminium carport accommodating two vehicles.

Upper Floor

- Bedroom 1: Tiled with a two-door built-in cupboard.
- Bathroom: Tiled and fitted with a bath, toilet, and basin.
- Bedroom 2: Tiled with a three-door built-in cupboard.
- Bedroom 3 (Main Bedroom): Generously sized, tiled bedroom with a six-door built-in cupboard, ceiling fan, and a fully tiled en-suite bathroom comprising a bath, toilet, and basin.

This attractive duplex is ideal for families seeking secure, low-maintenance living with the added benefit of private outdoor space and excellent parking facilities.

GALLERY















