



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

083 799 4403

031 579 4403

www.ianwyles.co.za

**UNIT 16, SAGEWOOD, 130 GALLINULE ROAD,
WOODLANDS, 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



Woodlands is a well-established residential suburb situated approximately 15 km south-west of Durban's CBD within the eThekweni Metropolitan Municipality. The suburb is known for its family-oriented atmosphere, affordable housing, and convenient access to major transport routes and amenities. It borders the suburbs of Montclair, Mobeni East, and Woodhaven.

Easy access to the M7 and N2 highways, providing convenient travel to Durban CBD, Pinetown, and surrounding areas.

PROPERTY INFORMATION

General Property Address	130 Gallinule Road, Woodlands, KwaZulu -Natal.
Title Deed Information	
Title Deed Description	Sect 16 of plan 25/ 1980. Sagewood, Erf 3106, Mobeni, ETHEKWINI, KwaZulu -Natal.
Extent	88 m ² (Unit Size)
Title Deed Number	ST2752/2015
Municipal Information Zoning	Residential
Levies	Basic levy: R1 651.81 CSOS: R23.04 Total levy: R1 674.85
Rates	R778.37
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.
Lease/ Occupancy	The property is currently tenanted and generates a rental income of R 6000.00 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

Charming Semi-Detached Duplex Apartment.

This well-maintained semi-detached duplex offers comfortable living spaces, a private outdoor entertainment area, and secure parking in a convenient location.

Ground Floor

- Kitchen: Tiled and fitted with built-in cupboards, granite and melamine countertops, double-bowl sink, and ceiling fan.
- Lounge / Dining Area: Spacious open-plan living area with Swiss parquet flooring, ceiling fan, and sliding doors leading to the private patio.
- Patio Area: Tiled and enclosed entertainment area with a 20 m² awning.

Upper Level

- Guest Toilet: Tiled.
- Bathroom: Tiled and fitted with a bath and basin.
- Bedroom 1: Swiss parquet flooring with a two-door built-in cupboard.
- Bedroom 2: Swiss parquet flooring with a two-door built-in cupboard and ceiling fan.

Additional Features

- Parking: Single covered and gated parking bay.
- Access: Secure drive-in access via an automated gate from Linnett Road.
- Enclosed private courtyard.

This appealing duplex is ideal for first-time buyers, investors, or those looking to downsize, offering low-maintenance living with the added benefit of a private patio and secure parking.

GALLERY











