



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

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**UNIT 5 SS FRANLEAH, 362 ROLAND CHAPMAN DRIVE,
MONTCLAIR, 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



Montclair is a well-established residential suburb situated approximately 9.5 km south-west of Durban's CBD within the eThekweni Metropolitan Municipality. The suburb is conveniently located near Rossburgh, Montclair and Bellair and offers residents easy access to major transport routes including the M7, N2, N3 and Edwin Swales Drive.

The area comprises a mix of freehold homes, sectional title apartments, and townhouse developments, making it attractive to families, first-time buyers and investors alike. Montclair enjoys a suburban atmosphere with good access to schools, shopping centres, public transport and essential amenities.

PROPERTY INFORMATION

General Property Address	362 Roland Chapman Drive, Montclair, KwaZulu -Natal.
Title Deed Information	
Title Deed Description	Sect 1 of plan 168/1982. "FRANLEAH", Erf 1053, Sea View, ETHEKWINI, KwaZulu -Natal.
Extent	87 m ² (Unit Size)
Title Deed Number	ST5756/2014
Municipal Information Zoning	Residential
Levies	Basic levy : R1 523.13 CSOS : R20.46 Special levy : R500.00 Total levy: R2 043.59
Rates	R 562.83
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.
Lease/ Occupancy	The property is currently tenanted and generates a rental income of R6 500.00 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

A well-maintained double-storey townhouse unit, comprising:

Ground Level

- Entrance with terracotta paved flooring.
- Lounge with terracotta paved flooring and ceiling fan.
- Dining room with terracotta paved flooring and direct access to the private courtyard.
- Kitchen fitted with built-in cupboards, melamine countertops and a single bowl sink.
- Private enclosed garden/courtyard leading off the dining room, ideal for outdoor entertaining.

Upper Level

- Guest toilet with slate tiled flooring.
- Bathroom with slate tiled flooring, fitted with a bath and hand basin.
- Bedroom 1: Slate tiled flooring with a two-door built-in cupboard.
- Bedroom 2: Slate tiled flooring with a two-door built-in cupboard.

Additional Features

- Single covered parking bay.
- Automated drive-in access from Roland Chapman Drive.
- Secure, low-maintenance townhouse offering comfortable lock-up-and-go living.

The property is ideally suited to first-time buyers, young professionals, investors, or those seeking a secure and conveniently located residence with easy access to nearby amenities and major transport routes.

GALLERY















