



ian wyles

AUCTIONEERS & APPRAISERS

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RESIDENTIAL

29 JULY 2026

11 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

ROB

GRIFFITHS

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**424 LENA AHRENS ROAD, GLENWOOD,
DURBAN, 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

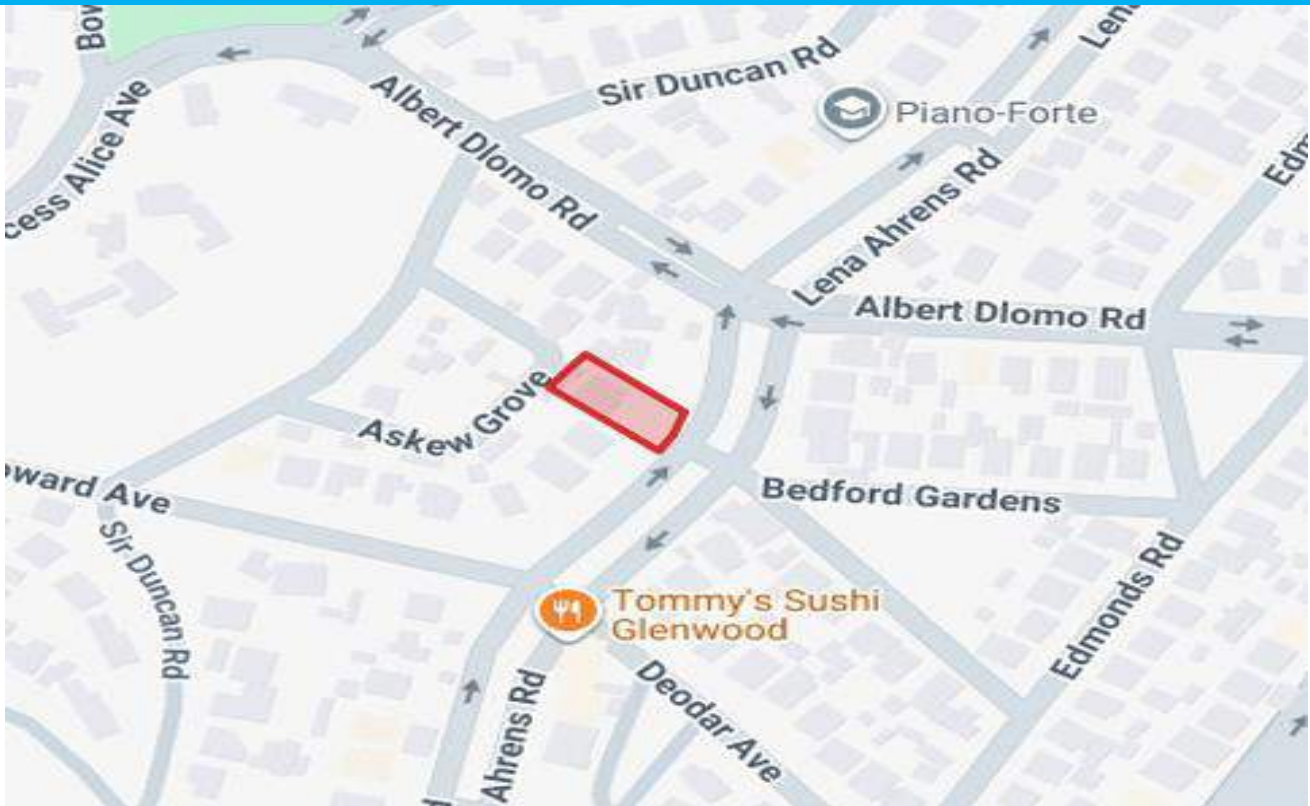
BANKING DETAILS

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



Glenwood is one of Durban's most established and sought-after residential suburbs, renowned for its tree-lined streets, character homes, excellent schools, and central location. Offering a blend of historic charm and modern convenience, Glenwood appeals to families, professionals, academics, and investors alike.

The suburb is conveniently positioned just a few kilometres from Durban's CBD and the beachfront, with easy access to major transport routes including the N3 and M4, making commuting simple and efficient.

PROPERTY INFORMATION

General Property Address	424 Lena Ahrens Road, Glenwood, Durban, KwaZulu-Natal.
Title Deed Information	
Title Deed Description	Erf 5653, Durban, eThekweni, KwaZulu-Natal.
Extent	1060 m ²
Title Deed Number	T25350/2012
Municipal Information Zoning	Residential
Monthly Rates	R 2 130.69
Lease/ Occupancy	The Property is currently occupied by the owners.
VAT Status	The seller is NOT VAT registered. Transfer duty applicable.
General Comments	The subject property is in fair 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

Beautifully presented 3-bedroom 2-bathroom single storey house with a granny flat / domestic quarters, garden, swimming pool and entertainment area and a tandem garage.

The flatlet has an undercover parking with its own entrance.

The lounge / dining room and kitchen area are open plan, with the kitchen boasting a scullery.

There is an interleading gate between 418 and 424.

The property has electric fencing all around.

This property is located within walking distance of Glenwood Boys High School, Penzance Primary School, Durban Girls High School, UKZN College, Main access roads and all amenities.

The land size is 1062m²

Property Features:

- 3 Spacious bedrooms
- 2 Bathrooms
- Open-plan lounge and dining area
- Modern kitchen with separate scullery
- Granny flat/domestic quarters
- Private entrance and undercover parking for the flatlet
- Swimming pool
- Covered entertainment area
- Established garden
- Tandem garage
- Electric fencing
- Interleading gate to 418 Lena Ahrens Road
- 1,062m² land size
- Prime Glenwood location close to leading schools and amenities

GALLERY

















