

Exceptional Service from Exceptional People

RESIDENTIAL

30 SEPTEMBER 2026

11:00 am

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

Live on ZOOM



NAA National
Auctioneer Association

By Appointment

ANDREW GIDDY

082 601 9278

031 579 4403

www.ianwyles.co.za



14 GLAMIS COURT

113 GLADYS MAZIBUKO ROAD, ESSENWOOD

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:	Standard Bank
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	050078038
Branch Name:	Standard Bank Kingsmead
Swift Code:	SBZA ZA JJ
Branch Code:	051001
Reference:	Your Name and Property Address
Account type:	Property Practitioners Trust

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



Essenwood is one of Durban's most sought-after and established residential suburbs, known for its leafy streets, elevated position and beautiful views across the city and towards the Indian Ocean. The area offers a convenient blend of tranquil residential living and easy access to Durban's major business, shopping, education and entertainment hubs.

The suburb is close to popular shopping destinations, excellent schools, medical facilities, restaurants and recreational attractions, while being just a short drive from Durban's beachfront and central business district. With its charming character, central location and strong property appeal, Essenwood remains a highly desirable choice for families, professionals and investors.

PROPERTY INFORMATION

General Property Address	113 Gladys Mazibuko Road, Durban, KwaZulu -Natal.
Title Deed Information	
Title Deed Description	Sect 13 of plan 256/2016, Glamis Court, Ptn 11, Erf 2167, eThekweni.
Extent	118 m ² Unit size 1970 m ² Erf Size
Title Deed Number	ST32297/2023
Municipal Information Zoning	Residential
Monthly Rates	R1520 pm
Levies	R 2 300
Lease/ Occupancy	The property is currently occupied by tenants, with Rental income of R14 000.00 pm. The lease expires 31 March 2027.
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

Stunning Essenwood Penthouse with Elevated Sea & City Views

Perfectly positioned in the heart of sought-after Essenwood, this beautifully renovated penthouse apartment boasts breathtaking elevated sea and city views. Ideally located within walking distance of Woolworths, Checkers, Greyville Racecourse, excellent schools and a host of amenities, this immaculate home offers the perfect blend of style, comfort and convenience.

Move straight in and enjoy — there is absolutely nothing left to do.

Property Features:

- 2 spacious bedrooms with ample built-in cupboards
- Large, modern bathroom with excellent cupboard space
- Stylish open-plan lounge and dining area
- Beautiful contemporary kitchen with a large scullery and quality finishes
- Air-conditioning and ceiling fans in the lounge and main bedroom
- 1 lock-up garage

This immaculate penthouse offers modern finishes, generous living spaces and exceptional views in one of Durban's most desirable suburbs. An ideal home for professionals, small families or investors seeking a quality property in a prime location.



GALLERY









