



Exceptional Service from Exceptional People

DECEASED ESTATE

30 SEPTEMBER 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

**45 CEDARVILLE ROAD, CLARE HILLS, DURBAN,
KWAZULU -NATAL.**

A U C T I O N

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

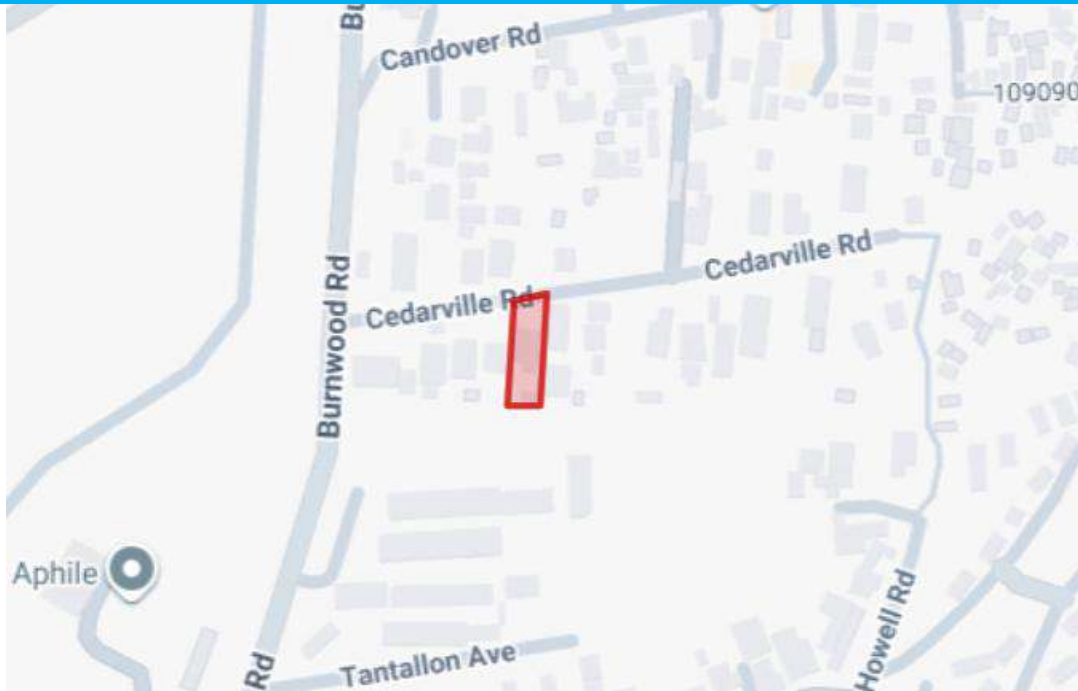
BANKING DETAILS

Name of Bank:	Standard Bank
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners <u>Regulatory Authority</u> 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



Clare Hills is a well-established residential suburb situated in the western-central area of Durban, offering a convenient combination of suburban living, accessibility and affordability. The area is characterised by established family homes, spacious properties and a mix of freestanding houses, sectional-title developments and investment properties.

The suburb enjoys convenient access to major arterial routes, including the M19 and surrounding road networks, providing easy connectivity to Durban's CBD, Westville, Reservoir Hills, Pinetown and other surrounding areas.

PROPERTY INFORMATION

General Property Address	45 Cedarville, Road, Clare Hills, Durban.
Title Deed Information	
Title Deed Description	Erf 328, Ptn 78 Clare Hills, eThekwin, KwaZulu -Natal.
Extent	Erf size -758 m ²
Title Deed Number	T6415/1984
Municipal Information Zoning	Residential
Rates	R 855.17 per month
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.
Lease / Occupancy	The property is currently occupied by four tenants. Generating R 9 350.00 per month.
General Comments	The subject property needs some remedial work. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.

ADDITIONAL INFORMATION

Main Residence

A double storey plastered and painted building under corrugated fibre-cement sheet roof, comprising :

Lower ground level

- Bedroom 1 : concrete flooring
- Kitchen / dining : concrete flooring with single bowl sink
- Bathroom : tiled with shower, toilet and hand basin

Upper ground level

- Bathroom 1 : tiled with bath, toilet and hand basin
- Kitchenette : tiled with single bowl sink
- Bedroom 1 : tiled
- Bedroom 2 : tiled
- Dining room : marley tiled floor
- Kitchen : tiled with double bowl sink
- Bathroom 2 : toilet, basin and bath
- Lounge : screed concrete floor
- Bedroom 3 : concrete floor
- Bedroom 4 : marley tiled floor

Outbuilding 1

A single storey plastered and painted building with corrugated fibre-cement sheet roof, comprising :

- Room 1 : concrete floor
- Room 2 : concrete floor

Outbuilding 2 (Ablution facility for Outbuilding 1)

A single storey plastered and painted building under corrugated fibre-cement sheet roof, comprising :

- Tiled shower room
- Tiled toilet

Outbuilding 3 (Located on road level)

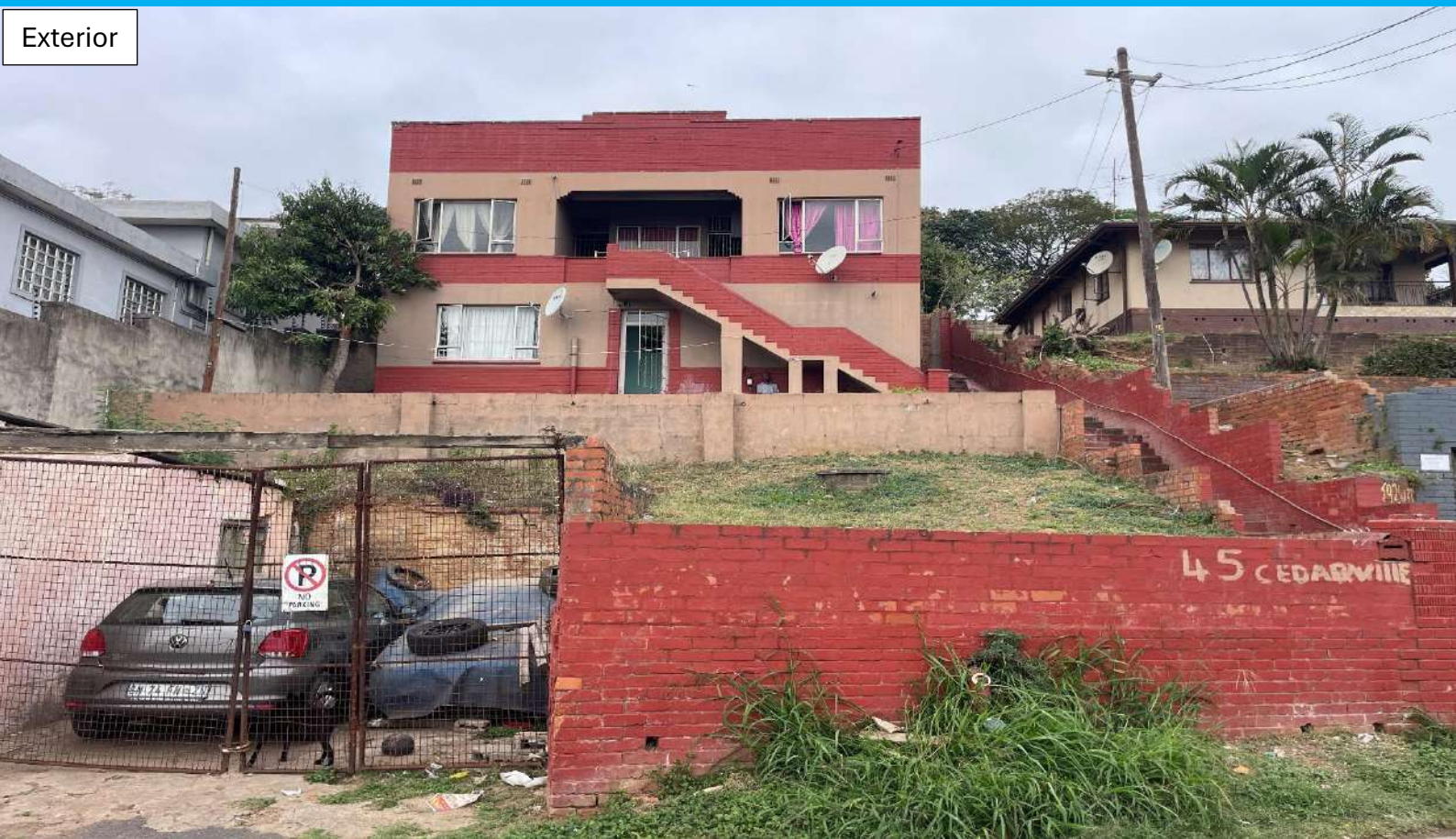
- Garage : a single lock up garage with concrete flooring and swing doors

Lease information

Unit 1 (Main Residence)	: lease period : ends 31 March 2027 : monthly rental : R2100.00 (prepaid electricity & water installed)
Unit 2 (Main Residence)	: lease period : ends 31 May 2027 : monthly rental : R4250.00 (prepaid electricity & water installed)
Unit 3 (Main Residence)	: lease period : month-to-month : monthly rental : R2000.00 (prepaid electricity & water installed)
Unit 4 (Outbuilding)	: lease period : ends 31 March 2027 : monthly rental : R1000.00 (prepaid electricity installed)

GALLERY

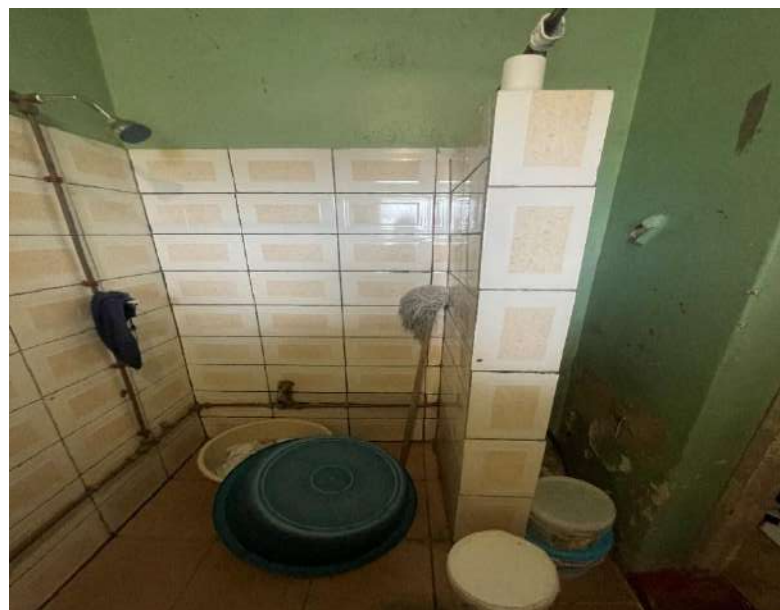
Exterior



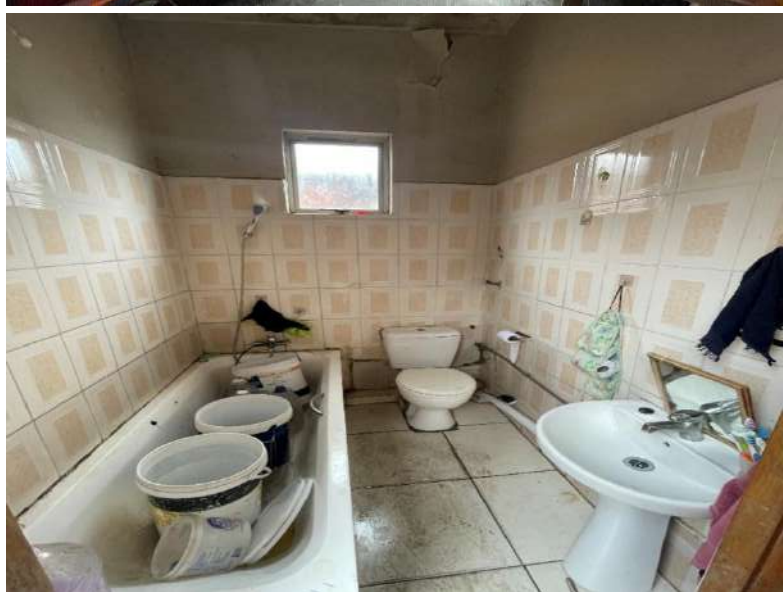
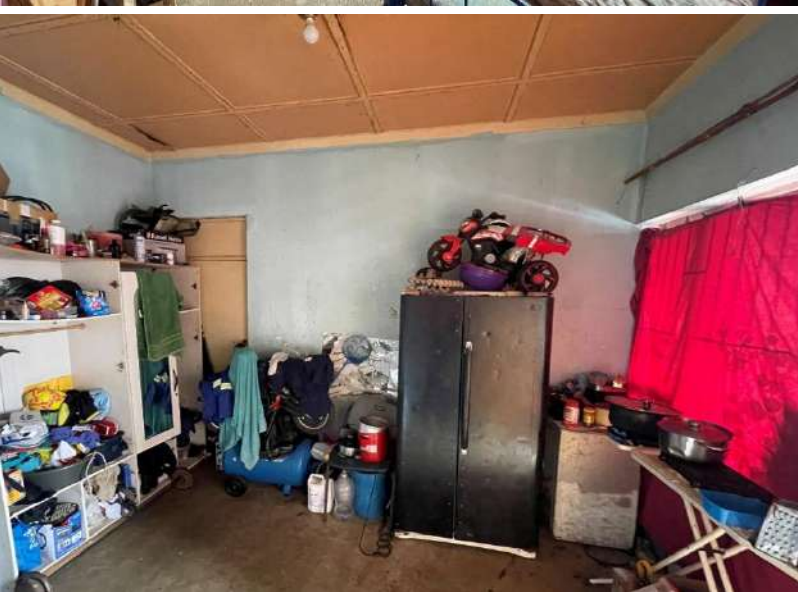
Exterior



Main Residence



Main Residence



Outbuilding 1



Outbuilding 2



Outbuilding 3



Outbuilding 2