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LIQUIDATION



27 AUGUST 2026

14:00 pm

**The Oyster Box Hotel
2 Lighthouse Road**

Umhlanga Rocks

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

IAN WYLES

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**18 POVALL ROAD, MUSGRAVE, 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:	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



Musgrave is a well-established and sought-after residential and commercial suburb, conveniently positioned close to the Durban CBD. Known for its leafy streets, historic character and central location, the area offers a blend of apartments, sectional title properties, family homes and commercial premises. The suburb is popular for its convenience, with easy access to major transport routes, reputable schools, medical facilities, places of worship and a variety of shopping and dining options. Musgrave Centre is one of the area's well-known amenities, offering residents convenient access to shops, restaurants and everyday services.

PROPERTY INFORMATION

General Property Address	18 Povall Road, Durban, KwaZulu - Natal.
Title Deed Information	
Title Deed Description	Erf 2470, Musgrave, Durban, KwaZulu-Natal.
Extent	Erf size -531 m² Under roof- 381 m²
Title Deed Number	T13512/2001
Municipal Information Zoning	Residential
Monthly Rates	R2 449.10
Lease/ Occupancy	The property is currently Tenanted on a Month - To - Month basis.
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

Nestled in the sought-after suburb of Musgrave, 18 Povall Road offers a rare opportunity to acquire a classic double-storey home in a prime location. Ideally suited to families, professionals or investors, the property combines timeless character with excellent potential.

Conveniently positioned between Currie Road and Musgrave Road, it offers easy access to major routes, shopping centres, reputable schools and medical facilities. This solid brick residence features a classic corrugated roof, Parker Knoll and tiled flooring, and a spacious, versatile layout ideal for multi-generational living, dual occupancy or investment purposes.

Main Residence - Double Storey

Ground Floor:

- Two spacious bedrooms with ample natural light
- Two conveniently positioned bathrooms
- Practical kitchen with excellent potential for modernisation and customisation.

First Floor:

- Two additional well-appointed bedrooms
- Two bathrooms, offering added convenience and comfort
- Second kitchen, ideal for separate living arrangements, extended family accommodation or potential rental income

Outbuilding

The property also includes a one-room outbuilding requiring renovation. This space presents an excellent opportunity to create a self-contained cottage, private office, studio or additional rental unit, further enhancing the property's versatility and income-generating potential.

A Home with Character and Investment Potential.

With its solid construction, classic charm, flexible layout and sought-after location, 18 Povall Road presents an exciting opportunity for buyers looking to add their personal touch. Whether you are looking to renovate and create your ideal family home, accommodate extended family, establish dual living arrangements or invest in a high-demand rental area, this property offers exceptional potential.

Don't miss the opportunity to own a piece of Musgrave's timeless charm. Contact us today to arrange a viewing.

GALLERY



