

Exceptional Service from Exceptional People

LIQUIDATION



27 AUGUST 2026

14:00 pm

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

Live on ZOOM



By Appointment

IAN WYLES

082 490 3517

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**1320 CHIPEAKA STREET, BAY HILL, SHELLY BEACH,
HIBISCUS COAST, 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



Situated on the picturesque South Coast of KwaZulu-Natal, Shelly Beach is one of the region's most sought-after coastal suburbs, renowned for its relaxed lifestyle, pristine beaches, and excellent amenities. Offering the perfect blend of seaside living and modern convenience, Shelly Beach is a popular destination for both permanent residents and holidaymakers.

The suburb is home to the well-established Shelly Centre and South Coast Mall, providing a wide range of shopping, restaurants, medical facilities, banks, and essential services. It also offers easy access to quality schools, healthcare facilities, and recreational attractions.

PROPERTY INFORMATION

General Property Address	1302 Chipeaka Street, Bay Hill, Shelly Beach, Hibiscus Coast, KwaZulu - Natal
Title Deed Information	
Title Deed Description	Erf 2474, Shelly Beach, Hibiscus Coast, KwaZulu-Natal.
Extent	1476 m ²
Title Deed Number	T10550/2015
Municipal Information Zoning	Residential
Monthly Rates	R 4738.87 pm
Lease/ Occupancy	Vacant
Levies	R1585.00
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

This freehold home is situated in Bay Hill Estate. It offers spacious, well-designed living areas with seamless indoor-outdoor flow and comprises:

- Spacious open-plan gourmet kitchen with large breakfast nook, modern cabinetry and blue LED backlighting
- Separate scullery and laundry
- Expansive open-plan dining room
- Spacious formal lounge with aluminium sliding doors opening onto the entertainment deck and pool
- Four generously sized family bedrooms
- Two beautifully appointed bathrooms serving the family bedrooms, creating a semi-en-suite feel
- Luxurious main suite with walk-in dressing room, private veranda and elegant en-suite bathroom
- Main en-suite bathroom with corner bath, shower, toilet and vanity basin
- Guest cloakroom with toilet and basin
- Wrap-around veranda
- Second entertainment lounge with fully fitted bar and aluminium sliding doors opening onto the deck and pool area
- Spacious timber entertainment deck
- Covered built-in braai
- Internal staircase
- Two automated double garages with additional storage space
- Private office on the lower level
- Staff ablutions with toilet and shower
- 2,400-litre JOJO water storage tank on a reinforced platform with pressure pump

Beautifully landscaped gardens.



GALLERY



