

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 Auctioneers
Association

By Appointment

ANDREW GIDDY

082 601 9278

031 579 4403

www.ianwyles.co.za

**2A HERRWOOD DRIVE, UMHLANGA ROCKS
EXT 14, 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

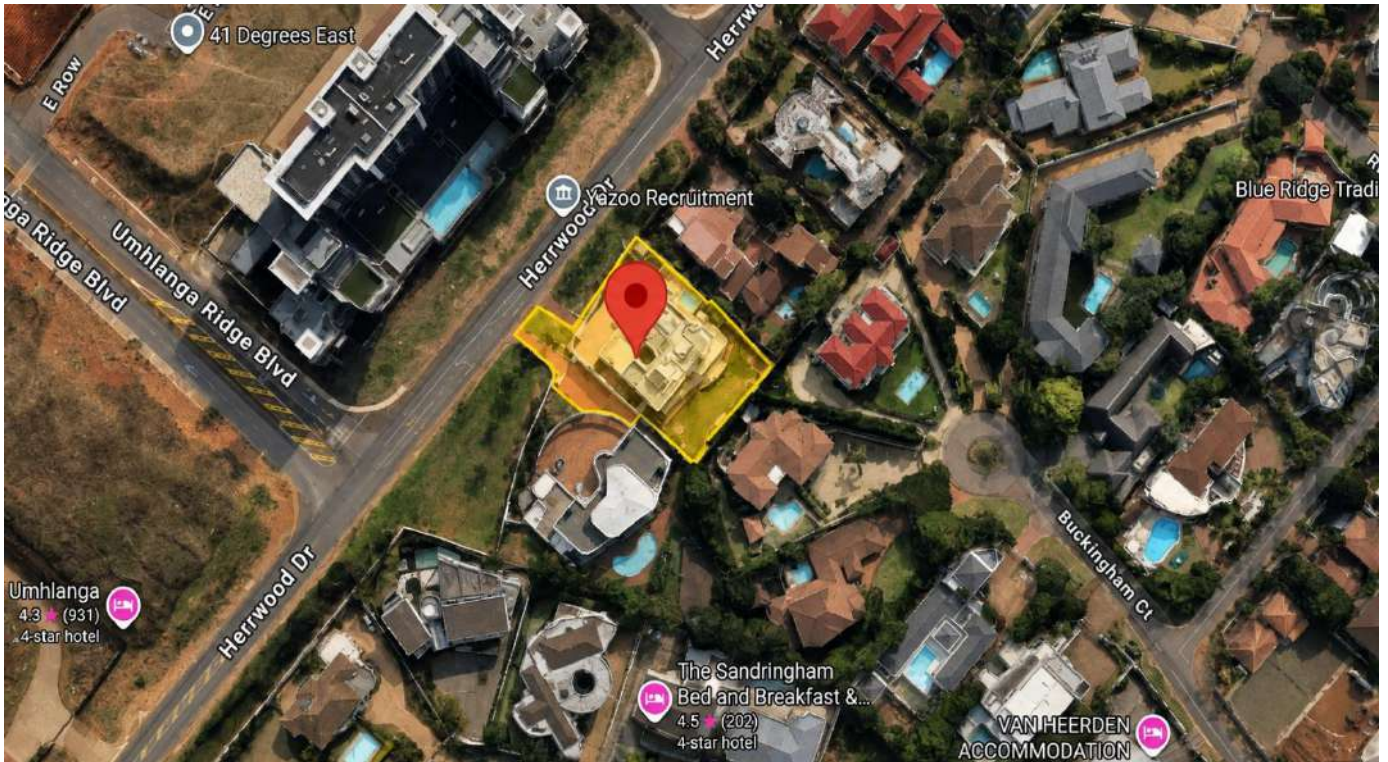
BANKING DETAILS

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



Umhlanga Rocks is one of KwaZulu-Natal's most sought-after coastal suburbs, renowned for its beautiful beaches, warm climate, luxury homes and vibrant lifestyle. Situated just north of Durban, the area offers a desirable combination of relaxed coastal living and convenient access to the city's major business and commercial hubs.

The suburb is well known for its upmarket residential properties, stunning ocean views, landscaped surroundings and secure estates, while the popular Umhlanga Village provides a variety of restaurants, cafés, boutique shops and entertainment options. The iconic Umhlanga Pier and Lighthouse add to the area's coastal charm.

With its prime coastal location, strong amenities and established property market, Umhlanga Rocks remains a highly desirable destination for both permanent residence and investment.

PROPERTY INFORMATION

General Property Address	2A Herrwood Drive, Umhlanga rocks, Ext 14, KwaZulu -Natal.
Title Deed Information	
Title Deed Description	Erf 1600, Umhlanga Rocks Ext 14, eThekwini.
Extent	1302 m ² land size
Title Deed Number	T42635/2009
Municipal Information Zoning	Residential
Monthly Rates	R 9 504 pm
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

Executive Family Home – Umhlanga Rocks

Spacious and versatile executive home offering generous accommodation, excellent entertainment areas and beautiful Indian Ocean views. Ideally suited to a large or extended family, with plenty of space to personalise and make your own.

Property Features:

- 5 spacious bedrooms & 5 bathrooms
- Main bedroom with walk-in closet, dressing area, en-suite bathroom, pyjama lounge & balcony
- Bedrooms 2 & 3 with en-suite bathrooms, private studies/offices & TV lounges
- Bedrooms 4 & 5 with en-suite bathrooms
- Additional multi-purpose room – ideal for a gym, playroom, hobby or music room
- Spacious family lounge with built-in aquarium
- Separate TV lounge & dining room
- Well-appointed scullery
- Large upstairs office with private entrance, ideal for a home business
- Private prayer room
- Separate laundry & ironing room
- Swimming pool & built-in braai area
- 5 lock-up garages + parking for approximately 4 additional vehicles
- Beautiful Indian Ocean views
- Conveniently located near Gateway Shopping Mall, private hospitals, Umhlanga Village and the beach

A substantial family home offering space, privacy, versatility and excellent entertainment potential in one of Umhlanga Rocks' most desirable locations.



GALLERY





