

Exceptional Service from Exceptional People

SECTIONAL TITLE

29 OCTOBER 2026

11:00 am

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

Live on ZOOM



**National
Auctioneers
Association**

By Appointment

CARMEN JESSON

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**85 SS PARK LODGE MANSIONS, 369 KING DINUZULU
ROAD, BULWER, 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



Bulwer is a well-established residential suburb in Durban, situated on the Berea and conveniently close to the Durban CBD. The area is known for its elevated position, established neighbourhoods and convenient access to major amenities.

Investment Potential: The suburb's proximity to the CBD, universities and major employment areas makes it attractive to investors, first-time buyers and rental-property owners.

PROPERTY INFORMATION

General Property Address	UNIT 85 SS PARK LODGE MANSIONS, KWAZULU NATAL
Title Deed Information	
Title Deed Description	Erf 5937, Portion 20, Bulwer, Durban
Extent	112 m ²
Title Deed Number	ST 15369/2007
Municipal Information Zoning	Residential
Monthly Rates	R783.17 pm
Levies	R2523.40
Lease/ Occupancy	The property is currently occupied by a tenant, rental income of R 8000 pm.
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

SUNNY APARTMENT WITH CITY, HARBOUR & SEA VIEWS

This well-presented and sunny apartment offers beautiful views across the Durban city skyline, harbour and sea. Ideally positioned on Berea Road, it provides convenient access to a variety of amenities while offering comfortable and practical living.

Property Features:

- * Welcoming entrance hall
- * Laminated wooden flooring throughout
- * Fitted kitchen with separate entrance
- * Washing machine connection
- * 1 Bedroom
- * 1 Bathroom with bath and shower
- * Enclosed sunroom, ideal as a **home office or potential second bedroom**
- * 1 Garage
- * 1 Open parking

Additional Features:

- * Lift in the building
- * Controlled access
- * Communal garden
- * Prepaid electricity
- * Conveniently located close to shops, schools, transport and other amenities



GALLERY





