



SECTIONAL TITLE

30 SEPTEMBER 2026

11:00 am

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

Live on ZOOM



**NAA National
Auctioneers
Association**

By Appointment

ANDREW GIDDY

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031 579 4403

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**UNIT 19 SS HURLINGHAM,
478 CURRIE ROAD, ESSENWOOD**

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

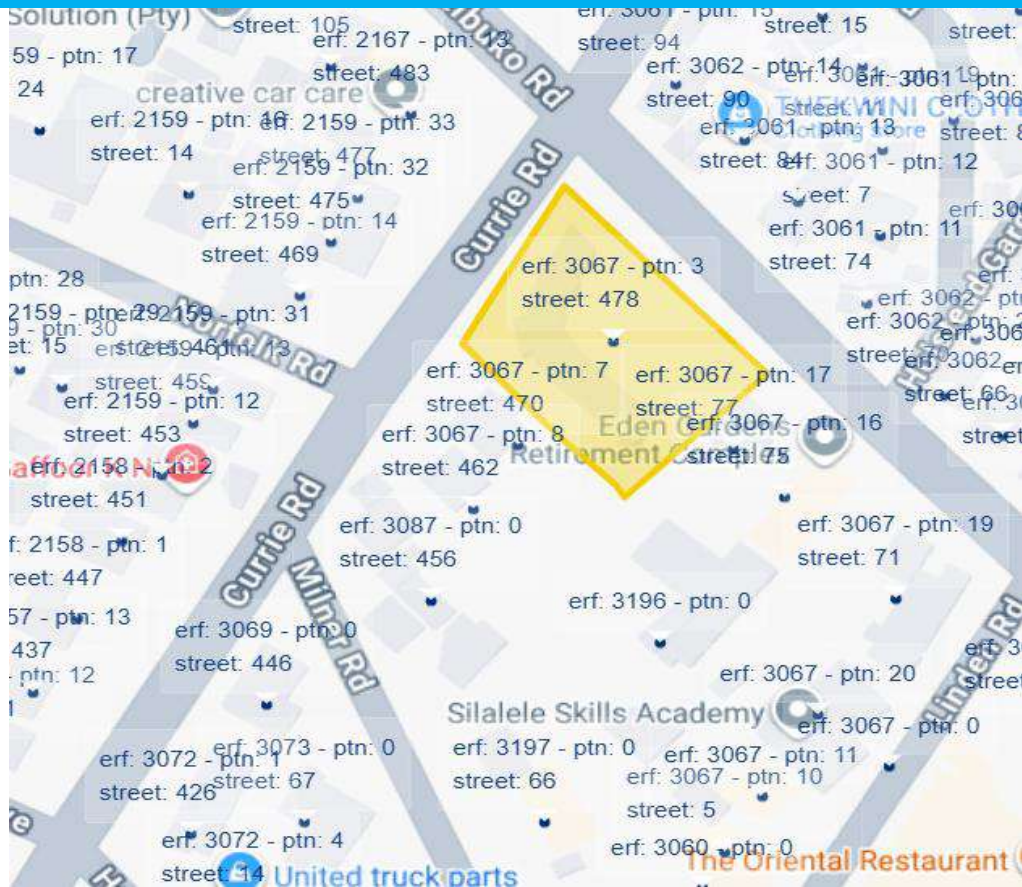
BANKING DETAILS

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



Essenwood is a centrally positioned residential suburb with convenient access to Musgrave, Morningside, Durban CBD and surrounding commercial and residential areas. Currie Road provides good connectivity to major routes, while nearby amenities include shopping facilities, schools, medical services, restaurants and recreational facilities. The elevated position of the area also provides attractive city and sea views from a number of properties.

PROPERTY INFORMATION

General Property Address	Unit 19 SS Hurlingham, 478 Currie Road, Durban.
Title Deed Information	
Title Deed Description	Unit 19 SS Hurlingham, Erf 3067, Ptn 3, Essenwood, eThekweni, KwaZulu-Natal.
Extent	227 m ²
Title Deed Number	ST26228/2013
Municipal Information Zoning	Residential
Monthly Rates	R 2 490
Levies	R 7 639.66
Lease/ Occupancy	Currently tenanted and generating rental income of R7 500.00 per month
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

Enjoy comfortable living in this spacious 2.5 bedroom apartment in the sought-after, upmarket

Essenwood area perfectly positioned close to shopping centres and other amenities.

This apartment offers ample living space, with well-sized bedrooms and a versatile half bedroom that can be used as a study, home office or nursery.

The huge patio/ entertainment area is perfect for family functions and offers the most magnificent panoramic views.

The apartment includes two under-cover parking bays with drive-in access through automated gates.

This well maintained and secure complex provides a peaceful and appealing environment ideal for a investor or a growing family.



GALLERY







