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SECTIONAL TITLE

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

SLIE DLAMINI

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**SS BARTLETON,
477 BARTLE ROAD, UMBILO**

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

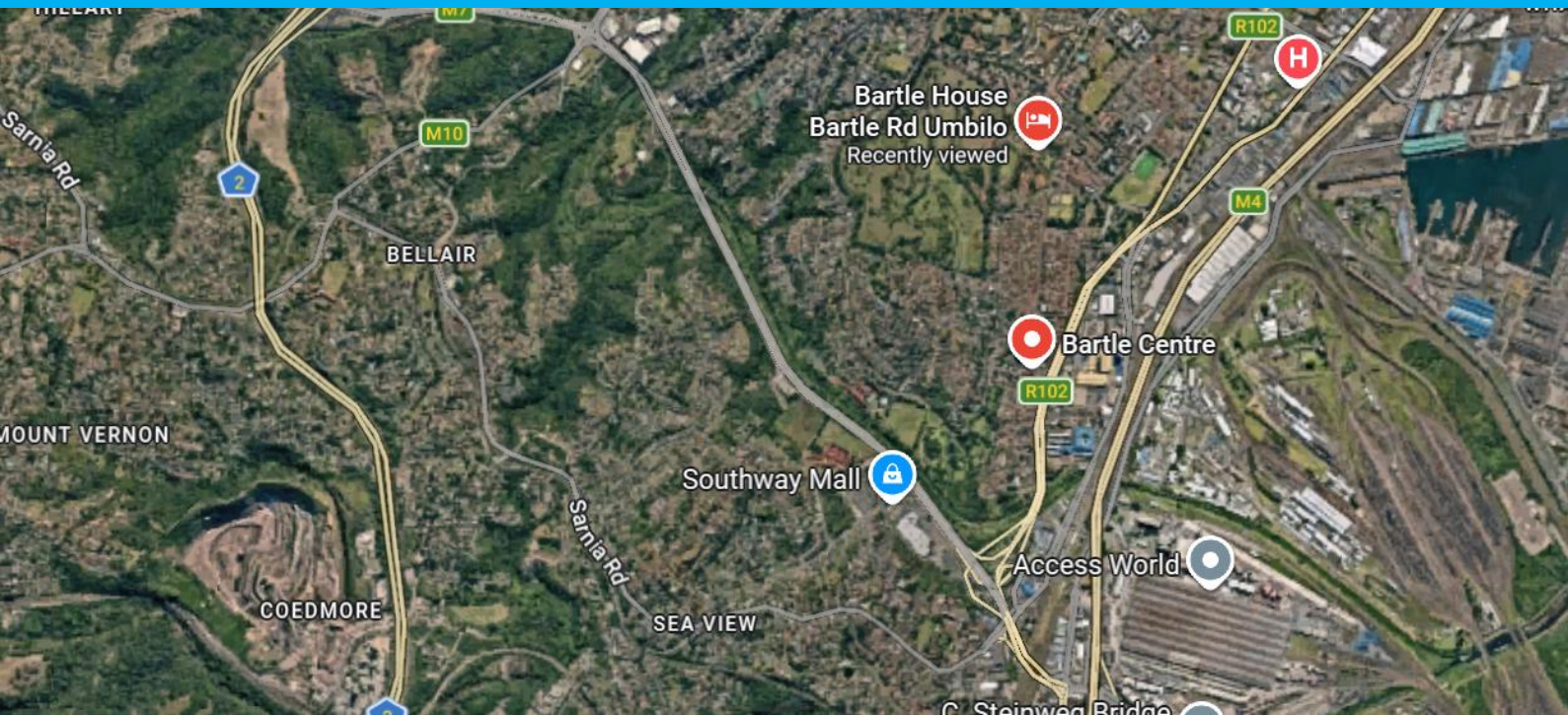
BANKING DETAILS

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



477 Bartle Road is an apartment building located in the established, metropolitan-suburban area of Umbilo in Durban, KwaZulu-Natal.

Close to major public transport routes along Umbilo Road and Sydney Road connecting directly to Durban's inner city. Shopping & Services: Near local convenience stores, petrol stations, and small retail hubs in Umbilo, with larger shopping centers a short drive away toward Glenwood or the Davenport area. Schools & Healthcare: Close to local schools and medical facilities, including King Edward VIII Hospital and Congella services.

PROPERTY INFORMATION

General Property Address	477 Bartle Road, Umbilo, Durban
Title Deed Information	
Title Deed Description	Section 3 of plan 391/ 1993, "BARTLETON" Portion 1, Erf 9525, eThekweni, KwaZulu-Natal.
Extent	99 m ²
Title Deed Number	ST25393/2020
Municipal Information Zoning	Residential
Monthly Rates	R 1200.00
Levies	R 3000.00
Lease/ Occupancy	The property is currently tenanted and generating a 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

This bright 3-bedroom flat sits in the heart of Umbilo and offers a relaxed layout for an investor or end user with a vision to make it their own.

The property is designed for easy daily living with fibre internet connectivity and the option for other connections, ensuring you stay connected whether you work from home or stream your favourite shows, this can be a plus for a Student Accommodation as it is in the vicinity of a few academic institutions.

Pets are welcome here, making it an ideal choice for families or animal lovers alike.

With a spacious feel throughout, the flat provides plenty of natural light and practical spaces for everyday living. Located in a friendly neighbourhood, it combines accessibility with a sense of community, making it easy to enjoy both quiet moments at home and quick access to Durban's energy and amenities.

Currently tenanted and generating rental income of R7 500.00 per month

Property Features:

- Kitchen
- 3 Bedrooms
- 2 Bathrooms
- 1 Garage
- 1 Open Parking
- Top Floor

GALLERY

