



RESIDENTIAL

29 OCTOBER 2026

11:00 am

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

Live on ZOOM



By Appointment

CARMEN JESSON

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**26 SOUTHBROOM AVENUE, SOUTHBROOM,
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



Southbroom is a sought-after coastal village on KwaZulu-Natal's South Coast, renowned for its beautiful beaches, lush subtropical surroundings and relaxed lifestyle. The area offers excellent amenities including the Southbroom Golf Club, village shops and restaurants, while nearby beaches provide swimming, fishing and scenic coastal walks.

Conveniently located close to Ramsgate, Margate and Port Edward, Southbroom combines peaceful coastal living with easy access to essential services, schools and leisure facilities. It is an ideal location for permanent residents, holidaymakers and property investors.

PROPERTY INFORMATION

General Property Address	26 Southbroom Avenue, Southbroom.
Title Deed Information	
Title Deed Description	Erf 264, Southbroom, KwaZulu Natal
Extent	1667 m ²
Title Deed Number	T3307/2021
Municipal Information Zoning	Residential
Monthly Rates	R 2870 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

Exceptional Value | Fully Renovated | Priced to Go

Discover refined coastal living in prestigious Southbroom Village. This beautifully renovated, level-entry face brick home offers style, space and modern convenience at an exceptional price.

Ideally located near the village centre, golf course and pristine beaches, it's perfect as a permanent family home or luxury holiday retreat.

The light-filled interior features spacious reception areas, a stylish lounge and dining area, office nook, custom bar and expansive patio with elevated views.

The contemporary kitchen boasts a central island, gas hob, eye-level oven, walk-in pantry and separate scullery/laundry.

The home offers:

- 5 spacious bedrooms with modern built-in cupboards and ceiling fans
- 4 air-conditioned bedrooms
- Luxurious master suite with walk-in dressing room and spa-like en-suite
- Full inverter system
- Two 5,000L water tanks with pump
- Sparkling swimming pool
- Double automated garage with direct access
- Separate staff quarters/storage

Southbroom offers the perfect blend of beautiful beaches, golf, coastal walks and relaxed village living.

Move-in ready, fully modernised and packed with extras — this is coastal living at its best. Don't miss out!

Please note that the plans for the deck and the pool is underway.

GALLERY









