



LATE ESTATE

29 OCTOBER 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

082 601 9278

031 579 4403

www.ianwyles.co.za

**55 WINDSOR AVENUE (1 RICHMOND COURT)
UMHLANGA ROCKS**

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: Branch	SBZA ZA JJ
Code: Reference:	051001
Account type:	Your Name and Property Address 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 prestigious coastal suburbs, renowned for its stunning beaches, upmarket residential properties, vibrant lifestyle and excellent amenities. Located north of Durban, the area offers an exceptional combination of luxury, convenience and coastal living, making it highly sought-after by families, professionals, investors and holidaymakers.

Key Highlights:

-  **Prime Coastal Lifestyle** – Enjoy easy access to Umhlanga's beautiful beaches, promenade and coastal attractions, with many properties offering spectacular ocean views.
-  **Prestigious Residential Area** – The suburb features an impressive mix of luxury homes, upmarket apartments, townhouses and secure residential developments.
-  **World-Class Shopping & Dining** – Close to **Gateway Theatre of Shopping**, La Lucia Mall, popular restaurants, cafés and a wide range of lifestyle amenities.
-  **Excellent Accessibility** – Convenient access to the **M4 and N2**, connecting residents to Durban, surrounding suburbs and King Shaka International Airport.
-  **Family Friendly** – Within easy reach of reputable schools, private hospitals, medical facilities, sports clubs and recreational amenities.
-  **Luxury Lifestyle & Security** – Established leafy neighbourhoods, beautifully landscaped properties and a strong emphasis on security create an attractive environment for quality living.
-  **Investment Appeal** – Umhlanga remains a sought-after residential and investment destination, supported by its coastal location, tourism appeal, business activity and extensive lifestyle amenities.

Umhlanga Rocks offers an enviable coastal lifestyle where sophisticated residential living meets the relaxed atmosphere of the KwaZulu-Natal coastline — making it an exceptional location to call home or invest.

PROPERTY INFORMATION

General Property Address	1 Richmond Court, eThekwini, Kwazulu-Natal
Title Deed Information	
Title Deed Description	Erf 1639, Umhlanga Rocks, Umhlanga Rocks Ext 14, eThekwini KwaZulu Natal.
Extent	1308 m ²
Title Deed Number	T 32694/1994
Municipal Information Zoning	Residential
Monthly Rates	Estimated +- R7 696.50
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

IMMACULATE CORNER HOME IN THE HEART OF UMHLANGA ROCKS

Exclusive, spacious and designed for sophisticated family living.

Perfectly positioned on a sought-after corner stand in the heart of Umhlanga Rocks, this immaculate residence offers an exceptional combination of luxury, space, privacy and modern convenience.

Designed for both elegant family living and effortless entertaining, this impressive home offers **five luxurious en-suite bedrooms**, complemented by two additional bathrooms, providing exceptional accommodation for a large family or those who love to host.

SOPHISTICATED LIVING & ENTERTAINING

The modern kitchen is beautifully appointed with ample cupboard space and a separate scullery, flowing seamlessly into spacious open-plan dining and living areas.

Multiple living and entertainment spaces ensure there is room for every occasion, including a comfortable TV lounge, dedicated study, and inviting entertainment areas designed for relaxed gatherings with family and friends.

ENTERTAINMENT & LIFESTYLE

- Step outdoors and discover a private entertainment haven featuring:
- Sparkling swimming pool
- Dedicated braai and entertainment area
- Gym area
- Spacious outdoor living
- Prayer rooms for quiet reflection

Whether enjoying a relaxed afternoon around the pool, entertaining guests around the braai or maintaining an active lifestyle from home, this property caters effortlessly to modern family living.

EXCEPTIONAL ACCOMMODATION & PRACTICALITY

The home offers excellent additional facilities, including two staff accommodation units, generous storage, a dedicated storeroom and a triple garage, providing ample parking and secure storage for vehicles and belongings.

With its generous proportions, multiple living spaces and outstanding range of lifestyle features, this residence is perfectly suited to a family seeking space, comfort and privacy in one of Umhlanga Rocks' most desirable locations.

A HOME THAT HAS IT ALL

From its immaculate presentation and spacious interiors to its impressive entertainment facilities, this exceptional property offers a rare opportunity to enjoy luxurious coastal living in the heart of Umhlanga Rocks.



GALLERY













