

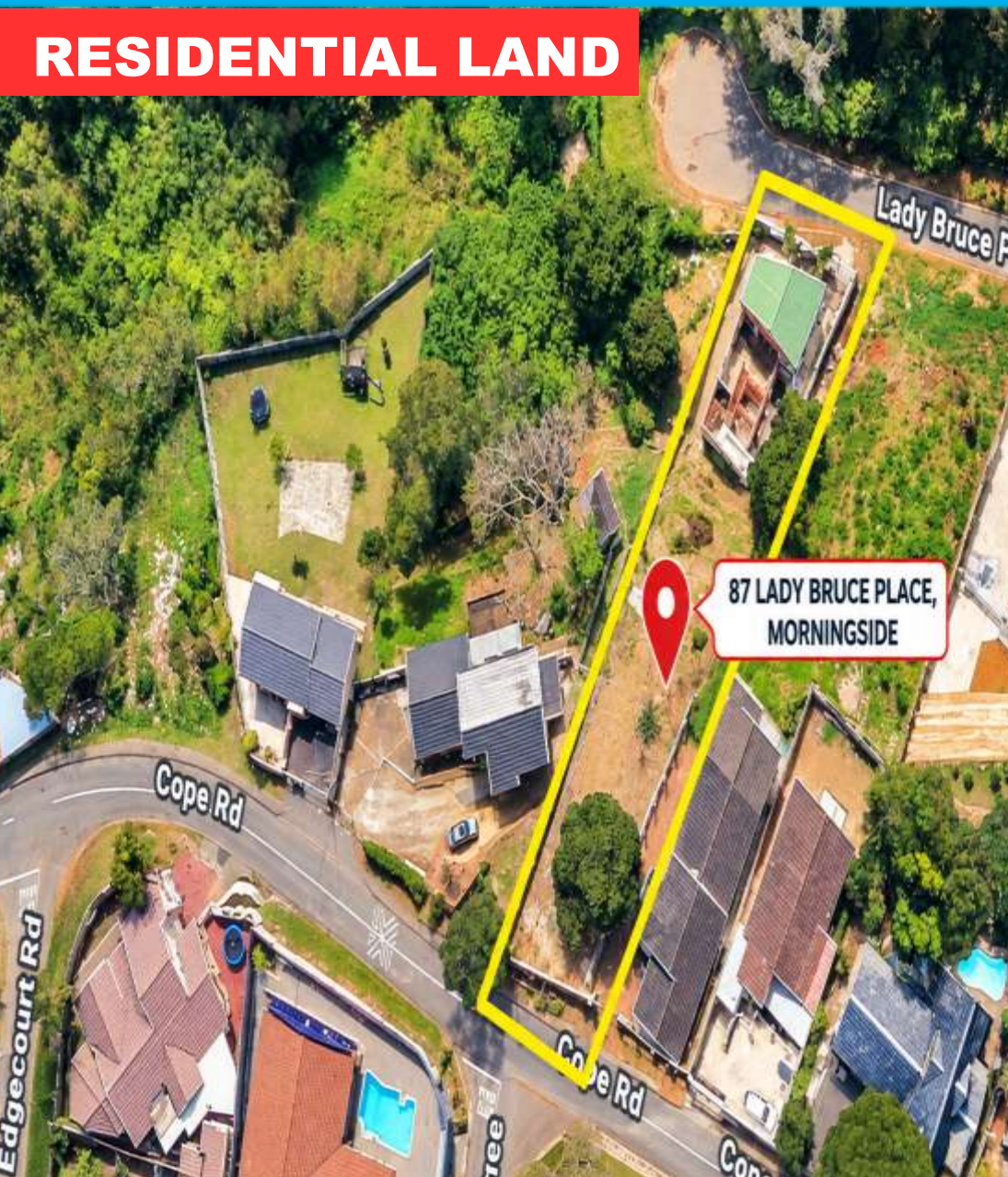
RESIDENTIAL LAND

29 OCTOBER 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
072 543 7743
031 579 4403**

www.ianwyles.co.za

**87 LADY BRUCE PLACE, MORNINGSIDE,
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



Morningside is a well-established and sought-after residential suburb in Durban, KwaZulu-Natal, known for its leafy streets, character homes, convenient location and vibrant lifestyle. The area offers a diverse range of properties, including freestanding family homes, apartments, townhouses and investment properties, appealing to families, professionals, first-time buyers and property investors.

Key Highlights:

- **Convenient Location:** Ideally situated close to Durban's CBD, Florida Road, Windermere and surrounding business districts.
- **Lifestyle and Entertainment:** Residents enjoy easy access to popular restaurants, cafés, coffee shops and entertainment venues along Florida Road.
- **Schools and Amenities:** The suburb is conveniently located near schools, medical facilities, shopping centres and essential services.
- **Transport and Accessibility:** Good access to major routes makes commuting to central Durban, the beachfront and neighbouring suburbs convenient.
- **Residential Appeal:** A mix of established homes, tree-lined streets and sectional-title developments provides a variety of accommodation options.
- **Investment Potential:** Its established residential character, central location and rental demand make Morningside an attractive area for property investors.

PROPERTY INFORMATION

General Property Address	87 Lady Bruce Place, Morningside, KwaZulu Natal.
Title Deed Information	
Title Deed Description	Erf 225 (RE of Ptn 40), Portion 40, eThekwin, KwaZulu-Natal.
Extent	1111 m ²
Title Deed Number	T17675/2018
Municipal Information Zoning	Residential
Monthly Rates	R 1 258.32 pm
Lease/ Occupancy	The property is currently Vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty applicable.
General Comments	The subject property is in good 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

PRIME VACANT LAND IN MORNINGSIDE – ON AUCTION

An exceptional opportunity to secure 1,130 m² of vacant land in the sought-after suburb of Morningside, Durban.

Offering space, versatility and exciting development potential, this property presents a blank canvas for buyers looking to create something truly special in an established urban neighbourhood.

The generous erf offers scope to explore a variety of possibilities, from designing a contemporary family residence to creating an elegant entertainer's home or investigating potential investment opportunities, subject to the necessary municipal approvals.

Conveniently located within reach of schools, shopping centres, lifestyle amenities and major transport routes, the property combines everyday accessibility with the appeal of a residential setting.

Whether you are a homeowner with a vision or an investor seeking your next opportunity, this vacant stand offers the chance to turn potential into reality in the heart of Morningside.

Create. Build. Invest. The opportunity is yours.

ON AUCTION – YOUR VISION STARTS HERE.



GALLERY



