ian wyles

AUCTIONEERS & APPRAISERS

RESIDENTIAL



3 DECEMBER 2026

11:00 am

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

Live on ZOOM

SAIA S.A. Institute of Auctioneers

NAA National Auctioneers Association

By Appointment

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49 SHEPSTONE PLACE, WESTVILLE, DURBAN, 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: 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



Westville is an established and highly sought-after residential suburb situated approximately 12 km west of Durban's city centre in KwaZulu-Natal. Known for its leafy surroundings, spacious properties and tranquil atmosphere, Westville offers an attractive combination of suburban living, convenience and easy access to Durban's major business and coastal areas.

The area is characterised by mature trees, beautifully established gardens, generous residential stands and a variety of properties ranging from traditional family homes to modern luxury residences. Many homes enjoy elevated positions and attractive views over the surrounding valley and lush vegetation.

Key Highlights

- 🌿 Leafy & Tranquil Lifestyle – Mature trees, landscaped gardens and a peaceful suburban environment.
- 🏡 Quality Residential Properties – A wide selection of established family homes, luxury residences, sectional-title developments and secure complexes.
- 📍 Convenient Location – Easy access to Durban, Pinetown, Berea and the N3, making Westville popular with professionals and families.
- 🛍️ Excellent Shopping & Amenities – Close to Westville Village Market, Westwood Mall and other retail, dining and entertainment facilities.
- 🎓 Schools & Education – Home to several well-regarded schools and conveniently located near tertiary education facilities.
- 🏥 Healthcare – Convenient access to major medical facilities and specialist services in the greater Durban area.
- 🚗 Excellent Accessibility – Good Road connections via the N3 and M13 provide convenient access to surrounding suburbs and Durban's CBD.
- 🌳 Outdoor Lifestyle – The area's natural vegetation, parks and surrounding green spaces create a relaxed environment while remaining close to urban amenities.

PROPERTY INFORMATION

General Property Address	49 Shepstone Place, Westville, eThekwini, Kwazulu-Natal
Title Deed Information	
Title Deed Description	Erf 1175, Portion 14, Westville, eThekwini KwaZulu Natal.
Extent	2062 m^2
Title Deed Number	T 19453/ 2006
Municipal Information Zoning	Residential
Monthly Rates	Estimated +- R3 298. 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

A RARE RIVERSIDE RETREAT IN THE HEART OF WESTVILLE

Where luxury, privacy and nature come together in perfect harmony.

Nestled in one of Westville's most sought-after addresses, this exceptional four-bedroom residence offers a rare opportunity to experience refined family living surrounded by natural beauty. With a tranquil river flowing through the backyard, this remarkable property creates a private sanctuary where the soothing sounds of nature become part of everyday life.

From the moment you enter, the home's generous proportions, natural light and seamless connection between the indoors and outdoors create an atmosphere of warmth, elegance and effortless comfort.

SOPHISTICATED FAMILY LIVING

The residence features four spacious bedrooms, three beautifully appointed bathrooms and a guest toilet, providing ample space for comfortable family living and entertaining.

The expansive living areas flow effortlessly towards the outdoors, allowing natural light, birdsong and peaceful river views to become an integral part of the home.

At the heart of the property is a spacious, well-appointed kitchen featuring:

Built-in cupboards

Gas stove

Caesarstone countertops

Tiled flooring

Breakfast nook

Separate scullery

A PRIVATE MASTER RETREAT

The main bedroom is a luxurious escape, designed for comfort and tranquillity. It features a large en-suite bathroom and walk-in closet, with the bathroom offering a bathtub, shower, toilet and elegant travertine tiling.

Step outside onto the private balcony and take in the beautiful surroundings, while the expansive main balcony provides the perfect setting to enjoy your morning coffee, entertain friends or simply unwind at the end of the day.

AN ENTERTAINER'S DREAM GARDEN

The outdoor spaces are where this property truly comes into its own.

A huge, beautifully landscaped garden provides endless opportunities for entertaining, children to play and quiet moments surrounded by nature. The garden includes a semi-enclosed pergola, built-in swing with shelter and ample storage space, together with separate accommodation suitable for a helper.

The beautifully established garden continues down to the river’s edge, creating a rare and uninterrupted connection with nature.

Imagine peaceful mornings beside the water, afternoons entertaining beneath the pergola and spectacular sunsets enjoyed in the privacy of your own garden.

SPACE, SECURITY & CONVENIENCE

The property offers six secure parking bays, ensuring plenty of space for residents and guests.

Despite its peaceful riverside setting, the home is conveniently positioned close to top schools, shopping centres and major transport routes, offering the perfect balance between accessibility and a tranquil lifestyle.

This is more than a home — it is a rare lifestyle opportunity in the heart of Westville, offering privacy, space, natural beauty and sophisticated living in one exceptional setting.

A home of this calibre and setting is seldom available.



GALLERY



























































