ian wyles

AUCTIONEERS & APPRAISERS

ATTORNEY'S INSTRUCTION



3 DECEMBER 2026

11 am

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

Live on ZOOM

SAIA South African Institute of Auctioneers

NAA National Auctioneers Association

By Appointment

IAN WYLES
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4 PLUMERIA PLACE, LOTUS PARK
ISIPINGO EXT 23, DURBAN

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:	ABSA Bank Limited
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	40-9642-2381
Branch Name:	ABSA Bank Durban North
Swift Code:	ABSA ZA JJ
Branch Code:	632005
Reference:	Your Name and Property Address

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



Lotus Park is an established residential suburb situated in the Isipingo area, approximately 20 kilometres south of Durban CBD, within the eThekwini Metropolitan Municipality, KwaZulu-Natal.

The area offers a community-oriented residential environment, comprising established homes, residential complexes and local businesses. Its location provides convenient access to essential amenities, shopping facilities, schools and public transport.

PROPERTY INFORMATION

General Property Address	4 Plumeria Place, Lotus Park, Durban.
Title Deed Information	
Title Deed Description	Erf 3486, Lotus Park, Isipingo Ext 23, eThekwini, KwaZulu Natal.
Extent	480 m^2
Title Deed Number	T1257/2001
Municipal Information Zoning	Residential
Monthly Rates	R 3 212 .98
Lease/ Occupancy	The property is currently occupied by tenants: 1x1 bedroom = R 3 500 per month 2 x 3 bedrooms = R6 500 per month 4 x 2 bedrooms = R 5 500 per month
VAT Status	**The seller is VAT Registered. VAT is applicable over and above the purchase price**
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

BLOCK OF 7 APARTMENTS – EXCELLENT INVESTMENT OPPORTUNITY

An excellent investment opportunity offering a block of **7 self-contained apartments**, generating a potential gross rental income of **R38,500 per month** when fully occupied.

The property comprises the following accommodation:

Apartment Breakdown:

- **1 x One-Bedroom Apartment:** Bedroom, lounge, kitchen, bathroom and toilet – R3,500 per month.
- **2 x Three-Bedroom Apartments:** Three bedrooms, lounge, dining room, kitchen, bathroom and toilet – R6,500 per month each.
- **4 x Two-Bedroom Apartments:** Two bedrooms, lounge, kitchen, bathroom and toilet – R5,500 per month each.

INVESTMENT HIGHLIGHTS:

- 7 self-contained rental apartments.
- Diverse unit configuration to accommodate different tenant requirements.
- Potential gross rental income of R38,500 per month.
- Potential annual rental income of R462,000.
- Ideal opportunity for investors seeking a residential rental income portfolio.

A fantastic opportunity to acquire an income-generating residential investment with the potential for consistent monthly rental returns.

GALLERY







