ian wyles

AUCTIONEERS & APPRAISERS

LIQUIDATION



3 DECEMBER 2026

11:00 a m

The Oyster Box Hotel

2 Lighthouse Road

Umhlanga Rocks

KwaZulu-Natal

Live on ZOOM

S.A. INSTITUTE OF AUCTIONEERS SAIA

NAA National Auctioneers Association

By Appointment

IAN WYLES

082 490 3517

031 579 4403

www.ianwyles.co.za

32 MKHAMBATHI ROAD, KWAMASHU D SECTION, 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:	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



Situated in KwaMashu, Section D, within an established residential neighbourhood in Durban, this area offers a convenient and accessible community setting. The surrounding area comprises predominantly residential properties, with local schools, community facilities and essential amenities nearby.

The location benefits from access to major connecting roads and public transport routes, making commuting to surrounding areas convenient. Residents also have access to shopping facilities, including KwaMashu Shopping Centre and Bridge City Shopping Centre, as well as healthcare services at KwaMashu Community Health Centre

PROPERTY INFORMATION

General Property Address	32 Mkhambathi Road, Kwamashu D Section, eThekwini, KwaZulu-Natal, 4001,
Title Deed Information	
Title Deed Description	Erf 1145, Portion 1, Kwamashu D section, Durban, eThekwini, KwaZulu Natal.
Extent	ERF 1762 m^2 UNITS 84 m^2
Title Deed Number	Tg8671/2014
Municipal Information Zoning	Residential
Monthly Rates	R 13 754.98
Lease/ Occupancy	The property is currently tenanted. No lease agreements in place.
VAT Status	**The seller is VAT Registered. VAT is applicable over and above the purchase price**
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

TO BE SOLD AS A WHOLE!

The property comprises 7 freestanding residential units, each offering 3 bedrooms, situated in KwaMashu, Section D. The development presents an excellent investment opportunity, offering multiple residential accommodation units within an established residential neighbourhood.

The property is conveniently located close to schools, public transport routes, shopping facilities and essential amenities, with easy access to surrounding areas.

An attractive investment opportunity for investors seeking a multi-unit residential property with rental income potential.



GALLERY


Mkhambathi Rd
Mkhambathi Rd
Nontaze Rd
Nontaze Rd
Mahhlela Rd


Villa








DSTV

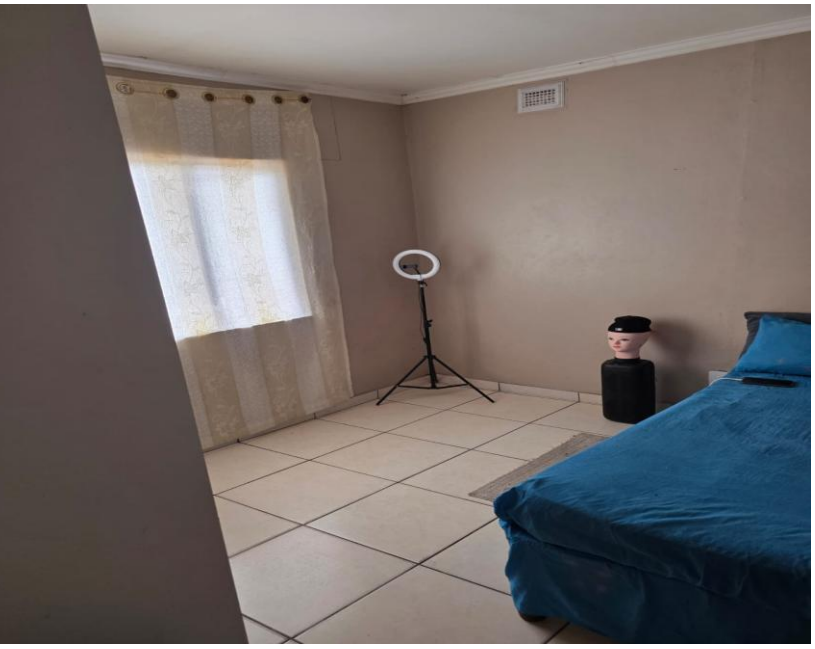







Vontebe Rd













3,2 LAYOUT Each Dwelling Unit comprised of: Kitchen, Diningroom, Lounge, 3 - Bedrooms & 2 - Bathrooms

3,3 SKETCH OF DWELLING (not to scale)

