ian wyles
AUCTIONEERS & APPRAISERS

RESIDENTIAL



3 DECEMBER 2026

11:00 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM

S.A. INSTITUTE OF AUCTIONEERS SAIA

NAA Auctioneer National Auctioneers Association

By Appointment

ANDREW GIDDY
082 601 9278
031 579 4403
www.ianwyles.co.za

53 HALFORD ROAD, MUSGRAVE, 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



EXPERIENCE THE CHARM OF MUSGRAVE – A SOUGHT-AFTER DURBAN ADDRESS!

Welcome to Musgrave, one of Durban's most established and desirable residential neighbourhoods, where timeless charm meets convenient city living. Known for its beautiful tree-lined streets, character-filled homes and vibrant lifestyle, Musgrave offers the perfect balance between suburban tranquillity and urban convenience.

PROPERTY INFORMATION

General Property Address	53, Halford Road, Musgrave, eThekwini, KwaZulu-Natal, 4001.
Title Deed Information	
Title Deed Description	Erf 2288, Portion 73 Musgrave, eThekwini.
Extent	628 m^2
Title Deed Number	T6956/2023
Municipal Information Zoning	Residential
Monthly Rates	R 1 877.18 pm
Lease/ Occupancy	The property is currently occupied by the owners.
VAT Status	The seller is NOT VAT registered. Transfer duty is 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

STAND-ALONE HOME ON AUCTION IN THE HEART OF MUSGRAVE!

Ideally situated in a quiet cul-de-sac just off Botanical Road, this stand-alone property offers an excellent opportunity in the sought-after suburb of Musgrave. Conveniently located close to major amenities, shopping centres, schools and other essential facilities, this home offers comfortable family living in a well-positioned location.

Property Features:

- 4 Spacious Bedrooms
- 2 Bathrooms
- 2 Garages
- Spacious Kitchen
- Comfortable Lounge
- Separate Dining Room
- Swimming Pool
- Entertainment Deck overlooking the Swimming Pool

With its generous living spaces, outdoor entertainment area and desirable location, this property presents an exciting opportunity for homeowners and investors alike.

DON'T MISS OUT – THIS PROPERTY IS GOING ON AUCTION!

GALLERY






















53

















