ian wyles

AUCTIONEERS & APPRAISERS

RESIDENTIAL



3 DECEMBER 2026

11:00 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM

SAIA

NAA National Auctioneers Association

By Appointment

CARMEN JESSON

082 212 7755

031 579 4403

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62 TOMLINSON ROAD, PRESTBURY, PIETERMARITZBURG, 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

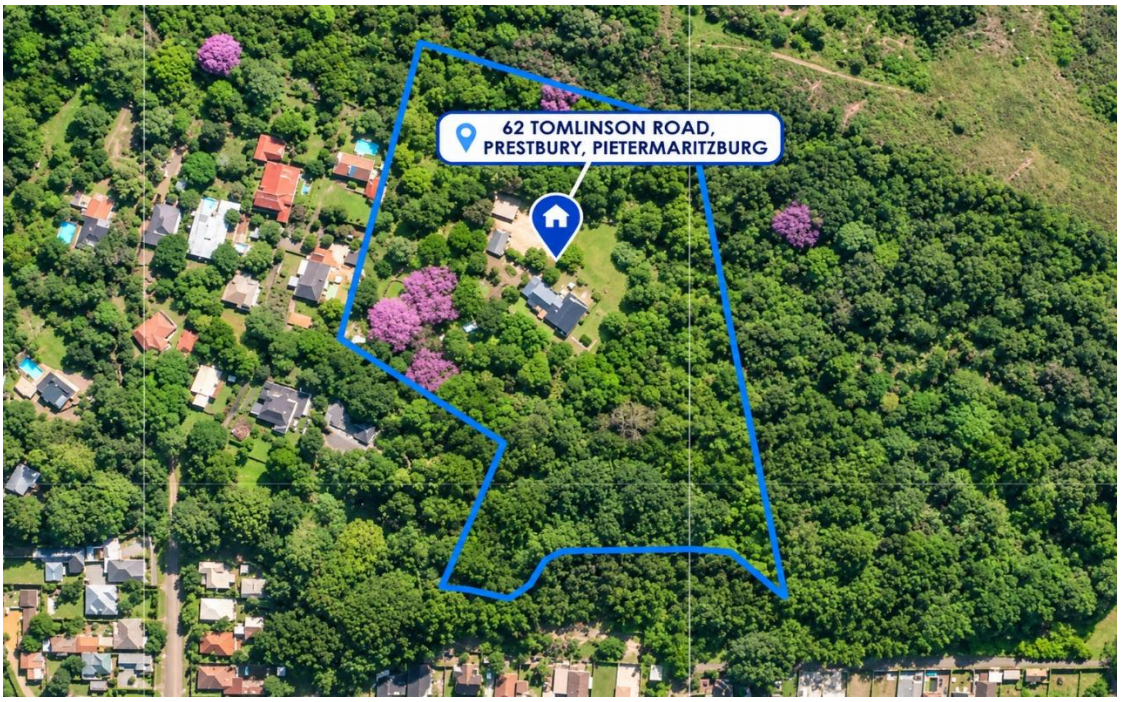
BANKING DETAILS

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



LOCATION – PRESTBURY, PIETERMARITZBURG

Prestbury is an established and sought-after residential suburb of Pietermaritzburg, offering a peaceful lifestyle surrounded by lush greenery, mature trees and beautiful natural surroundings.

Conveniently positioned within easy reach of Pietermaritzburg's CBD, the area provides access to shopping centres, schools, medical facilities, restaurants and essential amenities.

Known for its leafy character, spacious residential properties and tranquil atmosphere, Prestbury offers an appealing balance between suburban convenience and a relaxed, nature-inspired lifestyle.

With its attractive setting and convenient access to the city's main amenities, Prestbury is an appealing location for families, professionals and investors alike.

PROPERTY INFORMATION

General Property Address	62, Tomlinson Road, Prestbury, Msunduzi, KwaZulu-Natal, 3201.
Title Deed Information	
Title Deed Description	ERF 353 (RE of Erf 353), Prestbury, Msunduzi, Pietermaritzburg, KwaZulu Natal, eThekwini.
Extent	**35929** m^2
Title Deed Number	T18071/2018
Municipal Information Zoning	Residential
Monthly Rates	R 3 500 pm
Lease/ Occupancy	The property is currently vacant.
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

INVESTOR'S DREAM – TURN A VISION INTO REALITY

Set on an expansive **35,929m² estate**, this exceptional property presents a rare opportunity for an investor, developer or visionary buyer to complete and transform what was originally envisioned as an exclusive Airbnb retreat.

With renovations already underway, much of the groundwork has been laid, offering the perfect foundation to bring this exciting hospitality venture to life.

Upon entering, you are welcomed by an impressive grand entrance hall that flows into generously proportioned living spaces, comprising a formal lounge, dining area and spacious kitchen – thoughtfully designed for comfortable living and effortless entertaining.

ACCOMMODATION – SIX SPACIOUS BEDROOMS

The home offers six generously sized bedrooms, each designed to provide comfort, privacy and an inviting atmosphere.

Downstairs:

- Three spacious bedrooms.
- Two bedrooms opening onto a private terrace.
- Two bedrooms featuring en-suite bathrooms.
- Additional private guest bathroom.

Upstairs:

- Three generously sized en-suite bedrooms.
- Two bedrooms opening onto a balcony overlooking the sparkling swimming pool and beautifully established garden surroundings.

ADDITIONAL FEATURES & LIFESTYLE APPEAL

Beyond the main residence, the property offers an array of features that add to its charm and future potential:

- Sparkling swimming pool – ideal for relaxation and guest entertainment.
- Tranquil pond surrounded by established greenery.
- Established fruit trees, including coffee bean trees, avocado trees and an assortment of other fruit trees.
- Greenhouse, offering exciting lifestyle and sustainability opportunities.
- Staff accommodation.
- New branded appliances and building materials included in the sale to assist with completing the renovation project.

AN INVESTMENT OPPORTUNITY WITH ENDLESS POSSIBILITIES

Whether you envision an exclusive Airbnb destination, boutique guest lodge, private lifestyle estate or an income-generating hospitality venture, this property offers the space, setting and foundations to create something truly special.

THIS IS MORE THAN JUST A PROPERTY – IT IS AN OPPORTUNITY TO CREATE A DESTINATION.

Properties of this size, character and potential are seldom available. Experience the possibilities for yourself and discover what this remarkable estate could become.

Contact us today to arrange your private viewing and take the first step towards turning this vision into reality.



GALLERY



































