ian wyles

AUCTIONEERS & APPRAISERS

SECTIONAL TITLE



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

CRAIG WOOD
083 799 4403
031 579 4403
www.ianwyles.co.za

UNIT 1 SS RINGSIDE PLACE, 79 RINGSIDE PLACE, HIPPO ROAD, 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



Ringside Place, situated in the Hippo Road area, offers a convenient residential setting with access to nearby amenities, main transport routes and surrounding neighbourhood facilities. The area provides a practical location for families and individuals seeking comfortable living with convenient access to everyday services.

PROPERTY INFORMATION

General Property Address	79, Ringside Place, Hippo Road, eThekwini, KwaZulu-Natal, 4091.
Title Deed Information	
Title Deed Description	Unit 1 SS Ringside Place Erf 266, Hippo Road, Zeekoe Vallei, eThekwini.
Extent	**Unit 109** m^2 **Land 2011** m^2
Title Deed Number	ST59734/2007
Municipal Information Zoning	Residential
Monthly Rates	R 1017.88 pm
Lease/ Occupancy	- Main residence and cottage are owner occupied - Outbuilding is tenanted at R5,500 per month
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

1. Main residence

Single storey plastered and painted residence under concrete tiled roof, comprising:

- Kitchen : tiled and fitted
- Dining room : tiled
- Lounge : tiled with sliding door to porch
- Bathroom : tiled, comprising: shower, toilet and basin
- Guest toilet : tiled
- Bedroom 1 : tiled with 4 door built-in cupboard, dresser and ceiling fan
- Bedroom 2 : tiled with 9 door built-in cupboard, dresser, ceiling fan and split unit air conditioner
- Bedroom 3 : tiled with 5 door built-in cupboard

2. Cottage (adjoining main residence)

Single storey plastered and painted building under concrete tiled roof, comprising:

- Lounge / dining room
- Kitchen : tiled
- Bathroom : tiled, comprising: shower, toilet and basin
- Bedroom : tiled with built-in cupboards and split unit air conditioner

3. Outbuilding

Single storey plastered and painted building concrete tiled roof, comprising:

- Bedroom / lounge : open plan
- Kitchen : tiled
- Bathroom : comprising: shower, toilet and basin

4. Additional information

- Alarm system fitted to main residence and cottage
- Automated sliding gate access to main residence and cottage
- Fully enclosed boundary fencing with steel palisade and walled
- Separate access for Outbuilding
- Prepaid electricity meter fitted to Outbuilding
- Main residence and cottage are owner occupied
- Outbuilding is tenanted at R5,500 per month
- Total estimated potential rental income for all lettable areas is between R23 000 – R25 000 per month

GALLERY












DSTV
SWITCH









































