ian wyles
AUCTIONEERS & APPRAISERS

SECTIONAL TITLE



3 DECEMBER 2026

11:00 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM

SAIA S.A. Institute of Auctioneers

NAA Auctioneer National Auctioneers Association

By Appointment

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

UNIT 5 SS BARTON KEEP, 69 CURRIE 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

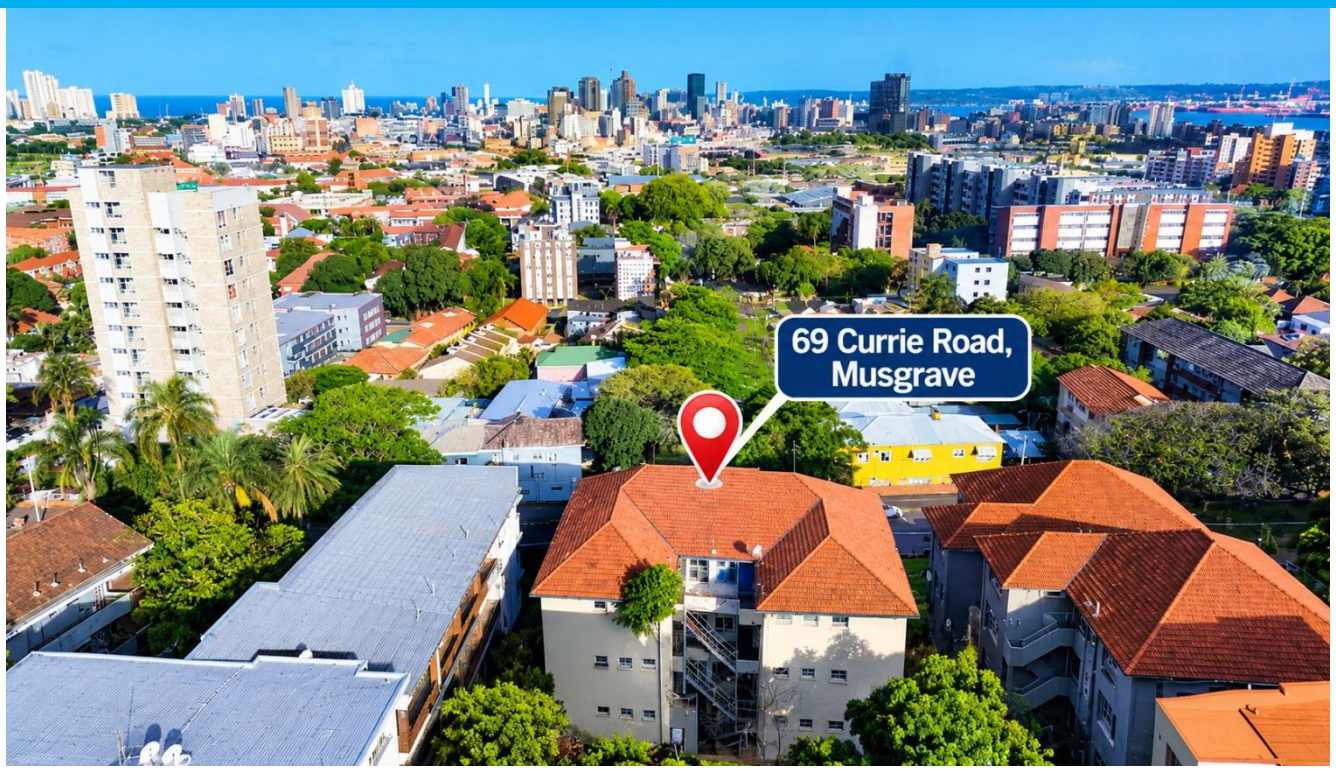
BANKING DETAILS

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



Musgrave is a well-established and sought-after residential suburb of Durban, renowned for its leafy tree-lined streets, charming character homes and convenient location. The area offers an attractive blend of residential tranquillity and urban convenience, making it popular with families, professionals and investors.

Situated close to Durban's CBD, Florida Road, Windermere and the Berea, residents enjoy easy access to shopping centres, restaurants, cafés, schools, medical facilities and recreational amenities. Its excellent connectivity to major routes and proximity to Durban's beachfront further enhance its appeal.

Most importantly, the proximity to the Durban University of Technology (DUT) campus heightens the appeal for student accommodation as the building is within walking distance of the DUT campus.

PROPERTY INFORMATION

General Property Address	69, Currie Road, Musgrave, eThekwini, KwaZulu-Natal, 4001,
Title Deed Information	
Title Deed Description	Unit 5 SS Barton Keep, Scheme Number 99/1981 Erf 2263, Portion 1, Musgrave, Durban, eThekwini, KwaZulu Natal.
Extent	131 m^2
Title Deed Number	St41922/2015
Municipal Information Zoning	Residential
Monthly Rates	R 1165.00 (including garage and storeroom)
Levies	R 2590.00 (including garage and storeroom)
Lease/ Occupancy	The property is currently tenanted.
VAT Status	The seller is NOT VAT registered. Transfer duty may apply.
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

Unit 5

A 131 sqm 2nd floor apartment, comprising:

- **Entrance** : Origan flooring
- **Lounge / dining area** : Origan flooring with ceiling fan
- **Kitchen** : Origan flooring and fitted with built-in cupboards, granite countertops, 4 plate hob, undercounter oven extractor and double bowl sink
- **Scullery** : Laminated flooring with build in cupboards, and double bowl sink
- **Bedroom 1** : Origan flooring
- **Bedroom 2** : Origan flooring
- **Bedroom 3** : Origan flooring
- **Bathroom** : tiled with shower and basin
- **Guest toilet** : tiled

Additional features:

- **Garage (18 sqm)** : a single lock up garage
- **Storeroom (9 sqm)** : concrete floor storeroom / staff quarters

PLEASE NOTE!

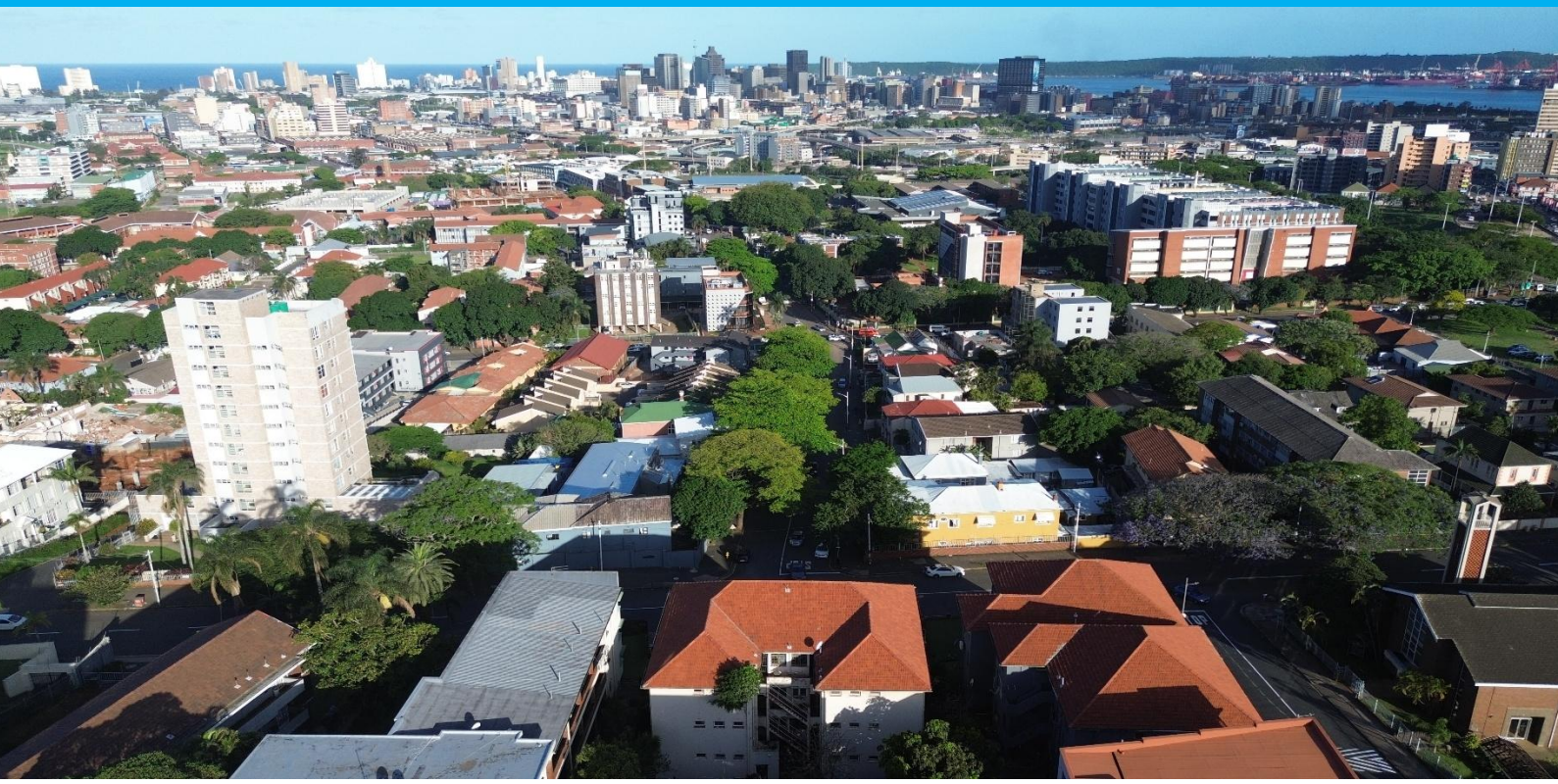
1. **NSFAS contract in place @ R4458.00 per student** per month (which is transferrable with the properties) with each apartment able to accommodate 6 students

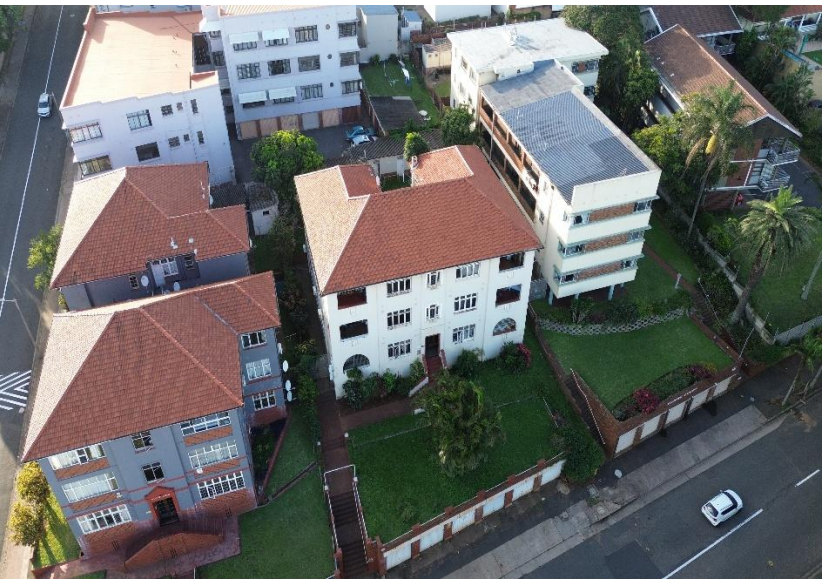
2. Electricity meters fitted to each apartment

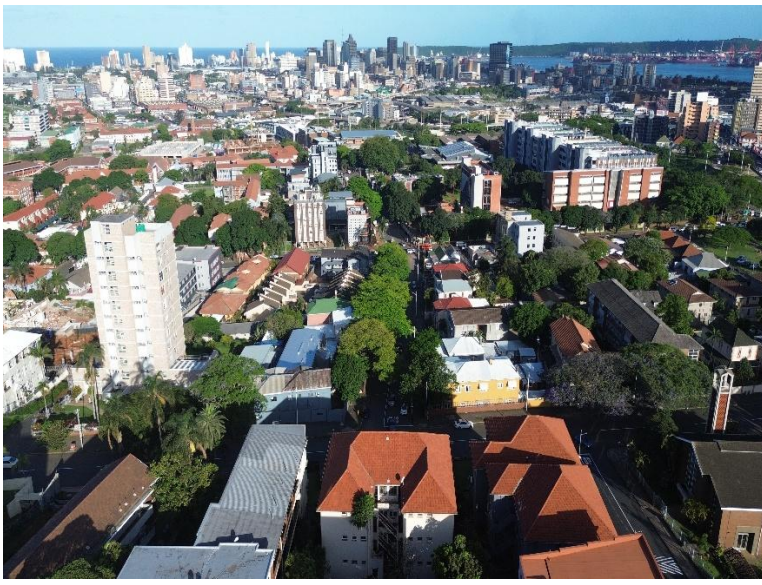
3. Water charges are included in the monthly levy



GALLERY

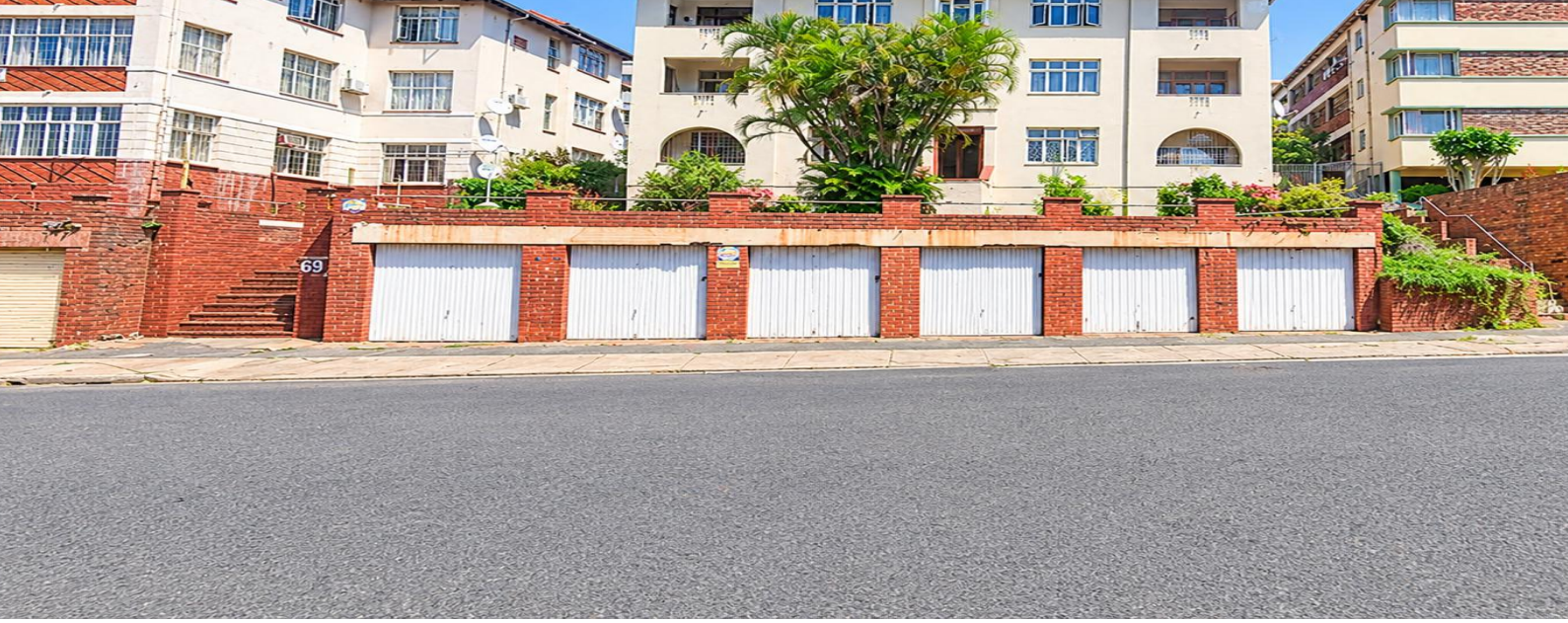








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