ian wyles

AUCTIONEERS & APPRAISERS

SHAREBLOCK CAN BE CONVERTED TO SECTIONAL TITLE

3 DECEMBER 2026

11:00 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks
KwaZulu-Natal

Live on ZOOM



SAIA South African Institute of Auctioneers

NAA Auctioneer National Auctioneers Association

By Appointment

RIDHWAAN RASOOL
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031 579 4403

www.ianwyles.co.za

UNIT 6 SS ASHRIDGE, 23A POVALL ROAD, MUSGRAVE, DURBAN, 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:	ABSA Bank Limited
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority Approved Trust Account)
Account Number:	40-9642-2381
Branch Name:	ABSA Bank Durban North
Swift Code:	ABSA ZA JJ
Branch Code:	632005
Reference:	Your Name and Property Address

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 one of Durban's most established and sought-after suburbs, located on the Berea ridge approximately 3 km from the Durban CBD. The suburb is renowned for its tree-lined streets, attractive mix of heritage homes and modern apartment developments, and excellent access to commercial, educational, and medical facilities.

The property enjoys a central location with convenient access to major transport routes including the N3, M13 and M4, making travel to Durban CBD, Umhlanga, Westville and King Shaka International Airport straightforward.

The suburb is conveniently positioned just a few kilometres from Durban's CBD and the beachfront, with easy access to major transport routes including the N3 and M4, making commuting simple and efficient.

PROPERTY INFORMATION

General Property Address	23A, Povall Road, Musgrave, eThekwini, KwaZulu-Natal. 4001
Title Deed Information	
Title Deed Description	Unit 6 SS Ashridge, Erf 2263, Durban, eThekwini, KwaZulu-Natal.
Extent	83m^2
Title Deed Number	St3874/2007
Municipal Information Zoning	Residential (Shareblock)
Levies	Levies (inclusive, rates) - R2750
Lease/ Occupancy	The Property is currently vacant.
VAT Status	The seller is NOT VAT registered. Transfer duty 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

CHARMING ONE-BEDROOM APARTMENT IN A PRIME MUSGRAVE LOCATION

Situated on the first floor of a well-maintained and well-managed block of only 12 units, this neat apartment offers comfortable living in a convenient location.

The unit features:

- One bedroom with built-in cupboards.
- Spacious lounge with beautiful wooden flooring.
- Fitted kitchen with built-in cupboards.
- Separate toilet and bathroom.
- Double garage.

The property is situated in a secure block with controlled access, offering peace of mind and convenience.

Ideally located just off Musgrave and Currie Roads, the apartment is within close proximity to shopping centres, schools, public transport and other essential amenities.

An excellent opportunity for first-time buyers, investors or those looking to enjoy convenient apartment living in the heart of Musgrave.

GALLERY


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Connection



















