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 South African Institute of Auctioneers

NAA National Auctioneers Association

By Appointment

ANDREW GIDDY

082 601 9278

031 579 4403

www.ianwyles.co.za

UNIT 9 SS HAYMARKET, 45 CATO ROAD, 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

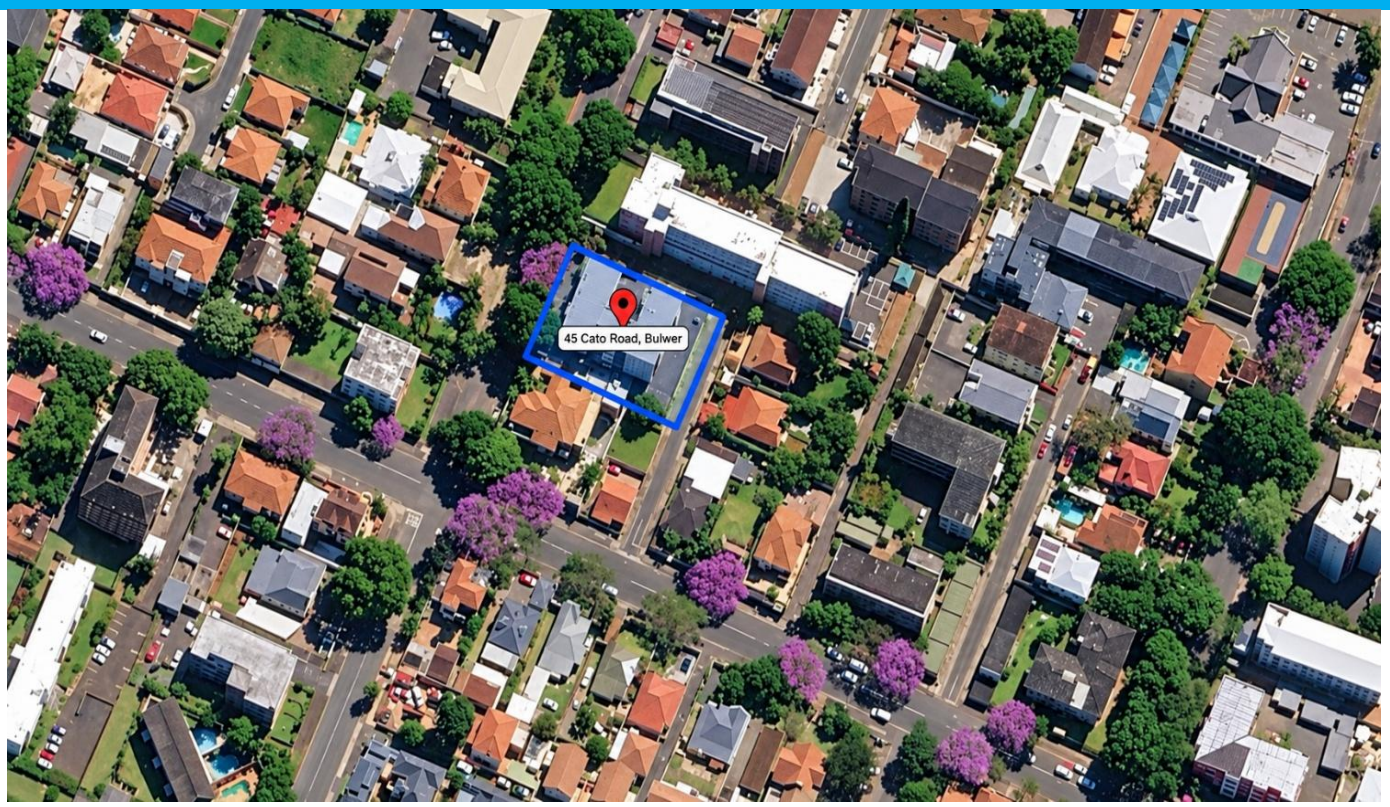
BANKING DETAILS

Name of Bank:	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



Bulwer is an established and conveniently located residential suburb in Durban, KwaZulu-Natal, forming part of the greater Berea and Glenwood area. Known for its mix of traditional homes, apartment buildings and sectional-title complexes, the suburb offers a diverse range of property options for homeowners, tenants and investors.

Ideally positioned close to Durban's CBD, Bulwer provides easy access to major transport routes, shopping centres, schools, healthcare facilities and everyday amenities. Nearby attractions and facilities include St Augustine's Hospital, Berea Centre, Musgrave Centre and the Durban Botanic Gardens.

PROPERTY INFORMATION

General Property Address	45, Cato Road, Bulwer, Kwazulu-Natal
Title Deed Information	
Title Deed Description	9 SS Haymarket, Erf **5059, Bulwer, Durban eThekwini Kwazulu-Natal**
Extent	128 m^2
Title Deed Number	ST8624/2017
Municipal Information Zoning	Residential
Monthly Rates	R 1 209.45
Lease/ Occupancy	The property is currently occupied by the owners.
Levies	R 3091.28 pm
VAT Status	The seller is VAT registered. VAT applicable over and above the purchase price.
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

Bulwer | Spacious 3.5-Bedroom Apartment with Views & 2 Secure Parkings

Immaculately presented and beautifully maintained, this spacious 128 sqm, 3.5-bedroom, 2.5-bathroom apartment offers comfortable living, scenic city and harbour views, and the convenience of two secure undercover parkings.

Ideally situated in a secure, well-maintained complex in the heart of Glenwood, the property is within walking distance of St Augustine's Hospital and conveniently close to shopping facilities, main access roads and other essential amenities.

Property Features

- 128 sqm of well-utilised living space
- Second-floor apartment (no lift)
- 3.5 bedrooms and 2.5 bathrooms
- Enclosed balcony, ideal for use as a half-bedroom, study or home office
- Spacious open-plan lounge and dining area
- Modern, fully fitted kitchen with granite countertops
- Separate guest toilet
- Two secure undercover parkings with convenient drive-in access to the complex
- Ceiling fans for added comfort
- Aluminium windows and fitted blinds

- Communal garden with a beautifully lawned area

- Security & Convenience

Enjoy peace of mind in this secure complex, featuring a perimeter wall, electric fencing and an automated access gate.

With its generous floor space, versatile, enclosed balcony, attractive views and excellent parking facilities, this apartment is an ideal opportunity for families, professionals or buyers seeking a well-located home in Glenwood.

Don’t miss out on this fantastic opportunity! Contact us today to arrange your private viewing.



GALLERY















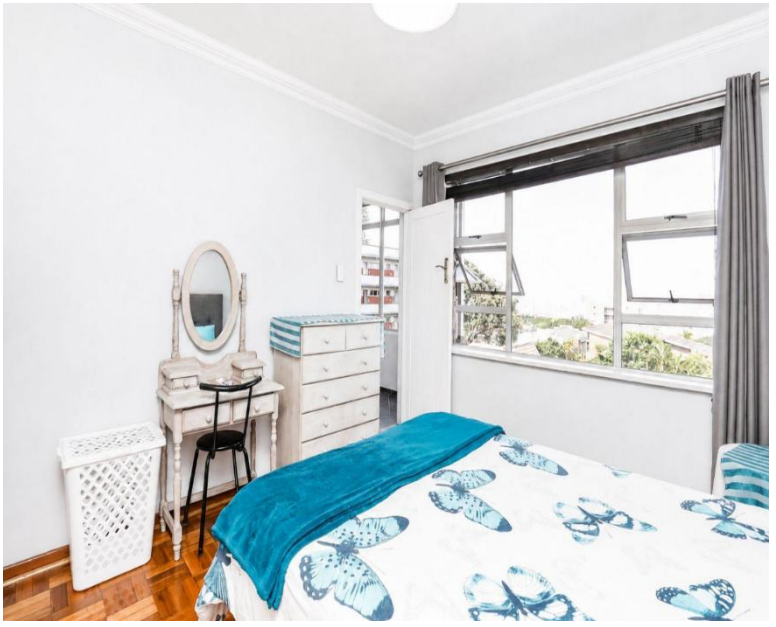








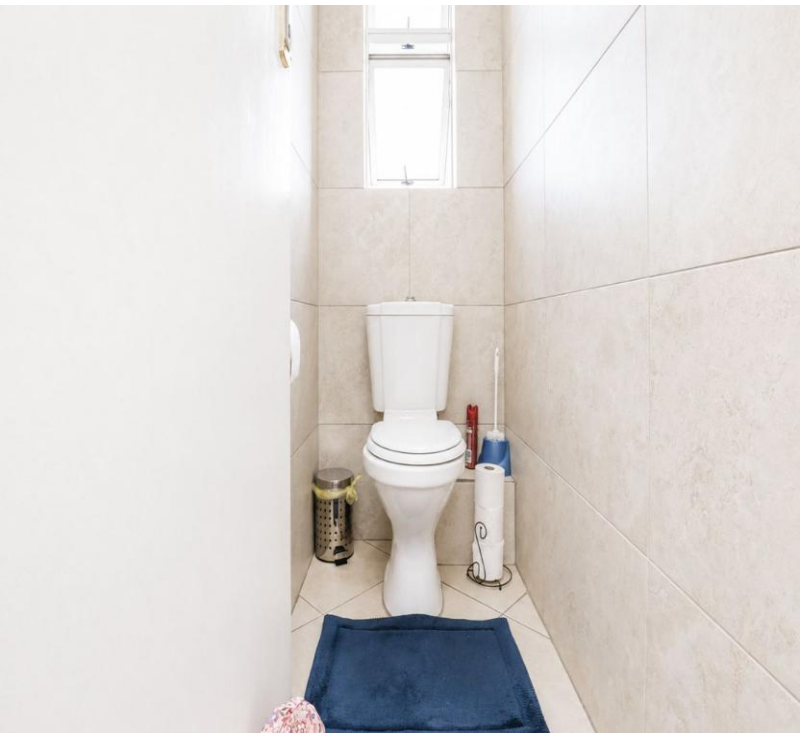


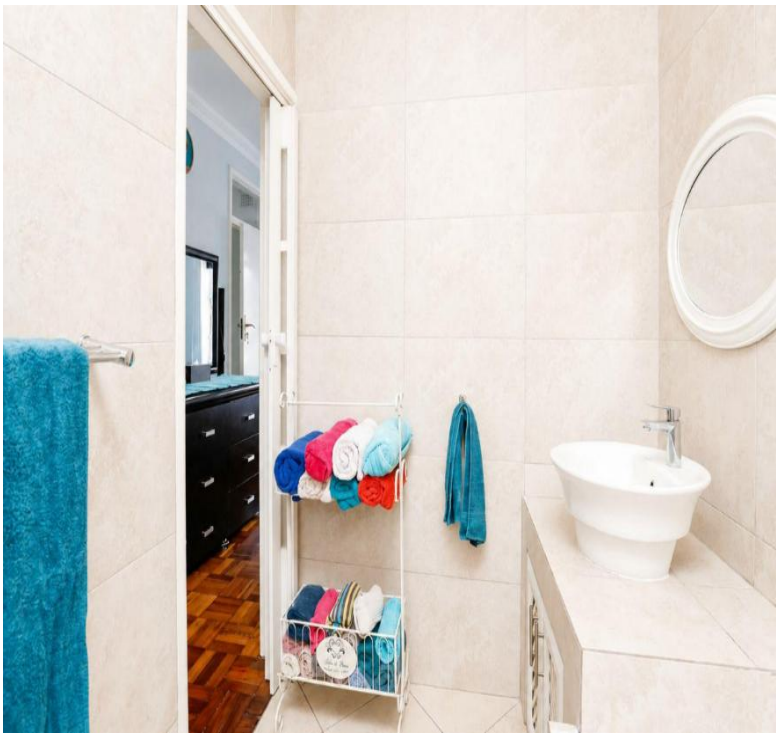




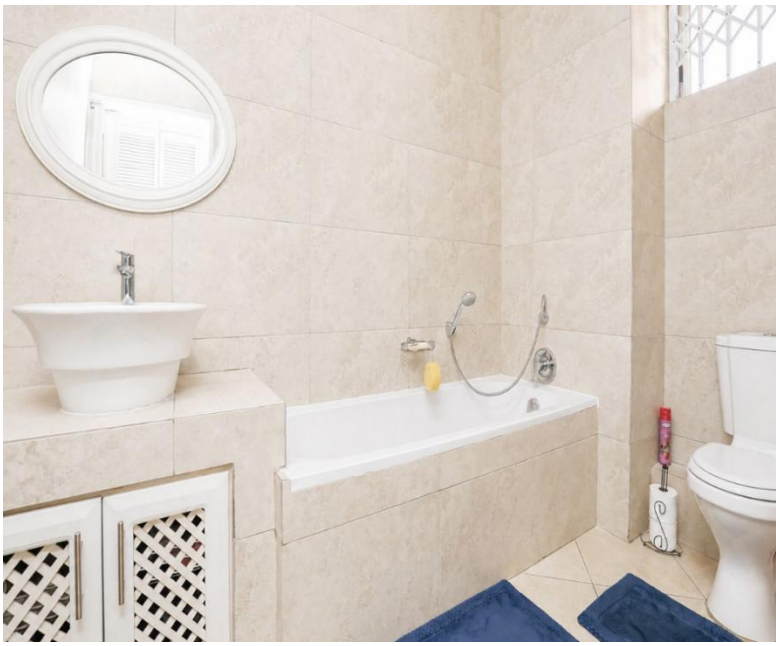

















Galaxy A1


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