ian wyles

AUCTIONEERS & APPRAISERS

RESIDENTIAL LIQUIDATION



3 DECEMBER 2026

11 am

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

Live on ZOOM

SAIA

NAA National Auctioneers Association

By Appointment

CRAIG
WOOD
083 799 4403
031 579 4403

www.ianwyles.co.za

UNIT 12 RAPALLO,
48 PRINCE STREET, SOUTH BEACH

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



The Point Waterfront is one of Durban's most unique suburbs, blending historic maritime character with modern, high-end urban design. Historically the heart of Durban's early port activity, massive urban regeneration has transformed this precinct into a secure, mixed-use coastal neighborhood that feels entirely distinct from the rest of the Durban beachfront.

Urban Design and Lifestyle the Canal System: A network of clean, protected waterways brings the ocean directly into the suburb. These canals are popular for snorkelling, kayaking, and gondola rides, creating a unique Venetian-style coastal vibe. Architecture: The neighborhood showcases a striking contrast between beautifully restored, red-brick heritage buildings from the 19th century and ultra-modern, glass-fronted luxury apartment towers. Pedestrian-Friendly: Wide, paved walkways and integrated green spaces encourage an active outdoor lifestyle, connecting residents seamlessly to the beaches and the promenade.

PROPERTY INFORMATION

General Property Address	12 Rapallo, 48 Prince Street, South Beach, Durban.
Title Deed Information	
Title Deed Description	Sect 4 of plan 70/1986, Erf 10054
Extent	76 m2
Title Deed Number	ST28326/2004
Municipal Information Zoning	Residential
Monthly Rates	TBA
Monthly Levies	R 2 240.00
Lease/ Occupancy	The property is Vacant.
VAT Status	The Seller is NOT VAT Registered – Transfer Duty May Apply.
General Comments	The subject property is in good 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

Prime Coastal Living & High-Yield Investment Opportunity Discover the perfect blend of seaside lifestyle and strong financial returns with this immaculate, first-floor apartment. Positioned within a secure and well managed 13-storey high-rise, this single-level apartment is an exceptional find for investors looking to tap into the booming Point Waterfront and South Beach rental market, or for those seeking effortless coastal living.

The apartment boasts a highly functional layout, making it immensely appealing to a diverse demographic—from retirees and small families to corporate tenants and holidaymakers.

Property Highlights:

- Flexible Living: A spacious, open-plan lounge and dining area serves as the perfect hub for relaxation and entertaining.
- Smart Design: A well-positioned, practical kitchen designed for seamless everyday meal preparation.
- Comfortable Accommodation: Two private, well-proportioned bedrooms comfortably sleep 4 to 6 vacation guests.
- Dual-Use Bathroom: A family bathroom paired with a highly convenient separate toilet to reduce morning traffic.
- Effortless Access: Situated on the first floor, allowing for quick lift rides or easy stair access a major advantage during peak holiday seasons.
- Investment Potential: With its lock-up-and-go convenience and highly sought-after location, this unit delivers excellent potential for lucrative short-term Airbnb hosting or reliable, long-term rental income.

GALLERY









GALLERY

















