

ON-LINE "ZOOM" & LIVE AUCTION

LIQUIDATION



**8 VICTORY ROAD, PORT SHEPSTONE
SOUTH COAST, KZN**

FRIDAY, 29 APRIL 2022 @ 11:00 AM

VENUE: THE OYSTER BOX - 2 LIGHTHOUSE ROAD, UMHLANGA ROCKS, KWAZULU-NATAL

IAN WYLES: 082 490 3517 | 031 579 4403

WWW.IANWYLES.CO.ZA

Viewing by Appointment only

Terms & Conditions

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 50 000.00 Registration Deposit by EFT must be paid. All bids are exclusive of Commission + VAT.

Ian Wyles Auctioneers may bid up to reserve on behalf of the sellers. The above is subject to change without prior notification.

Auctioneer: Ian Wyles

Property Summary

Locality Maps

Pictures

Additional Information

Auction Information

Deposit 5% of bid price payable by The Purchaser on the fall of the hammer

Commission 10% plus VAT thereon of the bid price payable by the Purchaser on the fall of the hammer

Terms and Conditions

If you are the successful bidder, the following is applicable:

- **45 Day Guarantee Period from confirmation of sale by the Seller**
- **Possession & occupation of property on registration**
- **Electrical (including electric fencing), woodborer and gas compliance for the Purchaser's account, if applicable**

Banking Details

Ian Wyles Auctioneers and Appraisers (PTY) LTD - (EAAB Approved Trust Account)

Account Number – 40-9642-2381

Branch Name – Absa Bank Durban North

Swift Code – ABSA ZA JJ

Branch Code – 632005

Reference: Use 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 other wise of IAN WYLES AUCTIONEERS or the Sellers or any other person

General

Property Address

8 Victory Road, Port Shepstone, South Coast

Title Deed Information

Title Deed Number

T37210/2012

Title Deed Description

Erf 678 Port Shepstone Ext 1 Port Shepstone, KZN

Extent1910 m²

Locality

The subject Property is located within Port Shepstone, South Coast, KZN, in close proximity Hospitals, Schools, Shopping Centres and other local amenities, with easy access onto the R102 & N2 freeway.

General Comments

The property is in fair condition. Please note that we have not arranged for tests or inspections of the service installations.

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Property Description

The subject Residential Property comprises:

Main Residence:

- ✓ Entrance Porch
- ✓ Kitchen
- ✓ Lounge / Dining room
- ✓ 3 x Bedrooms
- ✓ 1 x Bathroom
- ✓ Guest Toilet

Outbuilding

- ✓ Single Garage
- ✓ Staff quarters comprising 1 bedroom and toilet
- ✓ Pool (empty) requires repairs

Expenses

Monthly Rates : ± R 898.21 (Estimated)

Value Added TAX

The Seller is not a VAT vendor. Transfer duty applies.

Lease/ Occupancy

The Property is vacant.

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IMAGES**8 VICTORY ROAD, PORT SHEPSTONE****Disclaimer**

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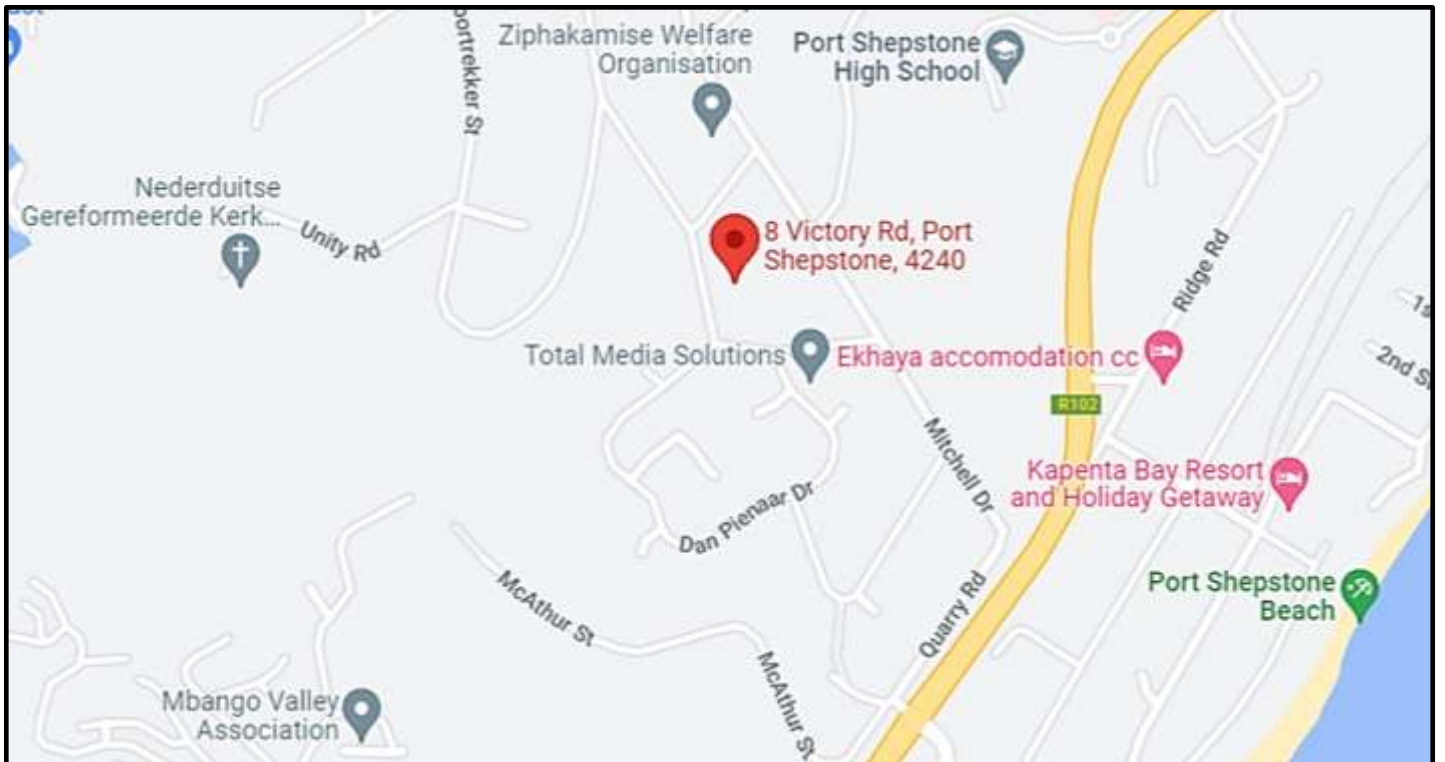


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AERIAL

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