



## RYNCOR PROPERTIES

**Address:** 456 Jan van Riebeeck Street, Pretoria North, 0182

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### PROPERTY GUIDE



**ONLINE AUCTION – CLOSING 31 OCTOBER 2025 AT 12:00**

**VERSATILE LUXURY HOME IN MEYERTON – PERFECT FOR RESIDENTIAL OR BUSINESS USE!**

**Erf Size: 1 766 m<sup>2</sup>**

**Floor Size: 520m<sup>2</sup>**

ONLINE AUCTION STARTING DATE: Monday, 29 September 2025

ONLINE AUCTION ENDING DATE: Friday, 31 October 2025 @ 12:00

VIEWING: Only by Appointment

CONTACT: Johan de Klerk – Cell: 079 716 1545 or Tel: (016) 366 4046

ADDRESS: 53 Rietspruit Street, Riversdale, Meyerton

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

Bank: ABSA, Branch: Pretoria North, Branch code: 632005, Account Number: 4066462915

Johan de Klerk  
(079) 716 1545 | [info@ryncor.com](mailto:info@ryncor.com)

## HOW IT WORKS

### OBTAIN INFORMATION

- Visit our website to view the desired property.
- Communicate any questions you may have with us.
- Schedule a viewing appointment.

### SUBMIT ONLINE OFFER

- Register, create a profile and place your offers on our website.
- Or download the offer to purchase from our website and email it to [info@ryncor.com](mailto:info@ryncor.com).
- Or drop the tender off at your nearest Ryncor tender box.

### CONFIRMATION

- The sale is subject to confirmation by the seller.
- A 10% deposit is paid into the Ryncor Properties trust account.
- If the offer is accepted, guarantees are paid within 30 business days.

### REGISTRATION OF TRANSFER

- Congratulations on acquiring your new property.



## AERIAL PHOTO:



## PROPERTY INFORMATION:

Discover this **newly-built, modern masterpiece** in the heart of Riversdale, Meyerton. Designed with space, style, and flexibility in mind, this 6-bedroom property is ideal for use as a luxurious family home, a boutique guesthouse/Bed & Breakfast, or even a professional office space.

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### Property Highlights

- 📍 **Address:** 53 Rietspruit Street, Riversdale, Meyerton
- 🏠 **Property Type:** Freestanding House
- 📏 **Erf Size:** 1 766 m<sup>2</sup> | **Floor Size:** 520 m<sup>2</sup>
- 💰 **Rates & Taxes:** R1 500
- 🐾 **Pets Allowed:** Yes

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### Ground Floor

- Elegant **entrance hall** with double-volume ceilings and tiled staircase.
- Spacious **open-plan lounge** with seamless flow, perfect for entertaining or professional reception.
- **Two double-volume bedrooms**, each with full en-suite bathrooms (bath, shower, toilet, basin).
- **Guest toilet** for convenience.
- Modern **kitchen with scullery, pantry, and laundry area** (with dishwasher & washing machine connections).
- Open-plan **dining/entertainment/office area** leading onto:
  - **Large tiled patio with built-in braai**
  - **Sparkling fenced pool**
  - **Wrap-around Garden** with paved & grassed areas, plus a separate entertainment zone.



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## First Floor

- A stylish staircase leads to an **upstairs lounge/entertainment area** with patio access.
- **Main bedroom suite** featuring:
  - Walk-in cupboard
  - Luxurious en-suite bathroom with corner bath, his & hers basins, large shower, and separate toilet
  - Private patio via sliding doors
- **Additional Bedrooms:**
  - One en-suite bedroom with balcony & walk-in cupboards
  - One bedroom (without en-suite)
  - One versatile room (bedroom/gym/office) opening onto the main balcony
- **Shared full bathroom** for two bedrooms.

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## Additional Features

- **Double garage with automated doors** plus secure parking for 7–8 vehicles.
- **Fully walled with electric fencing & security gate** for peace of mind.
- **Prepaid electricity** for easy management.
- **Premium finishes throughout:** black marble tiles, modern ceilings with cornices, and high windows for natural light.
- **Patios with elegant balustrade railings** enhance the luxury feel.

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## Why This Property?

- ✓ Flexible design – residential, guesthouse, or office space.
- ✓ Entertainer's dream with multiple lounges, patios, pool & braai areas.
- ✓ Spacious 6-bedroom layout with 5 modern bathrooms.
- ✓ Secure and private, set in a suburban lifestyle location.

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**Don't miss this opportunity to own a property that adapts to your lifestyle or business vision.**

 Contact us today to arrange your exclusive viewing!





## PHOTOS:



## PHOTOS:





PHOTOS:



PHOTOS:

