



## RYNCOR PROPERTIES

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

**Tel:** (012) 546 8409 / (012) 546 8411 | **Fax:** 086 696 5471 | **E-mail:** [info@ryncor.com](mailto:info@ryncor.com) | **Web:** [www.ryncor.com](http://www.ryncor.com)



**SECURE RESIDENTIAL COMPLEX WITH MULTIPLE ACCOMMODATION UNITS.**

**Erf Size: 18,231 m<sup>2</sup>**

**Housing Size: 1,718m<sup>2</sup>**

ONLINE AUCTION STARTING DATE: Monday, 06 October 2025

ONLINE AUCTION ENDING DATE: Thursday, 09 October 2025 @ 12:00

VIEWING: Only by Appointment

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

ADDRESS: 13 Hospital Road, Charl Malanville, Kroonstad, Fenmet Guest House

Transnet Reference Number: NVX4136B

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:

### Fenmet Guesthouse – Secure Residential Complex with Excellent Facilities

Welcome to **Fenmet Guesthouse**, a secure and well-maintained property located in a peaceful residential area. This versatile complex offers multiple accommodation options, making it ideal for guesthouse operations, student housing, staff accommodation, or rental investment.

- **Accommodation:**
- **14 x Bachelor Units** – each with shower, toilet, and washbasin
- **3 x Two-Bedroom Units** – with kitchen, shower, toilet, and washbasin
- **7 x One-Bedroom Units** – with bathroom (bath & washbasin), separate toilet, separate shower, kitchen, and lounge
- **1 x Two-Bedroom House** – spacious lounge, dining room, and two bathrooms (converted from two one-bedroom units)
- **2 x Four-Bedroom Houses** – with lounge, dining room, and two bathrooms (converted from two two-bedroom units)
- **2 x One-Bedroom Units** – each with kitchen, shower, toilet, and washbasin

✓ All units are fitted with geysers and prepaid electricity.



- **Parking:**
    - Carports conveniently located between units
  - **Laundry:**
    - Double washbasin, geyser, and washing machine connection points
  - **Communal Facilities:**
    - Recreation hall for gatherings or events
    - Two adjoining offices at the hall
    - Male and female restrooms
    - Kitchen with walk-in fridge, pantry, cupboard, and serving hatch to hall
  - **Security:**
    - 24-hour manned security with access control at the main gate
    - Guardhouse with private toilet
    - All units and buildings fitted with burglar bars and security gates
  - **Gardens & Surroundings:**
    - Neat, tranquil gardens throughout the property
    - Ample communal outdoor space for relaxation
- 

✦ **Fenmet Guesthouse is a ready-to-operate hospitality property with strong rental potential, situated in a safe and peaceful residential area.**

📞 Contact us today to arrange your exclusive viewing!





PHOTOS:



**Bachelors unit**



**Batchelors  
kichen units**



**Batchelors sunit  
with private**



**Batchelors unit  
(2)**



**Batcherlor  
aircons and**



**Bathrooms with  
shower**



**Build in  
cupboards in**



**Build in  
cupboards**



**Carpets in 1  
Bedroom units**



PHOTOS:



**Carports for all units**



**Carports**



**Entertainment areas in garden**



**Entrance from street**



**Garden decor**



**Garden live**



**Garden space**



**Garden**



**Geysers in all units**

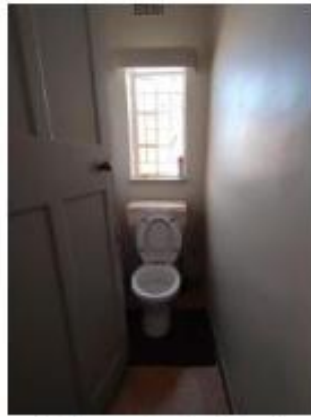




**PHOTOS:**



**Guardhouse  
with own toilet**



**Guest toilet**



**Kitchen at  
recreation hall**



**Kitchen  
cabinets at**



**Kitchen in two  
bedroom units**



**Kitchen of 1  
Bedroom unit**



**Kitchen of  
batchelors**



**Kitchen walk in  
fridge at**



**Large garden  
areas**



PHOTOS:



**Laudnry 4**



**Laundry 1**



**Laundry 2**



**Laundry 3**



**Main gate with  
Security**



**Main office at  
recreation hall**



**Main office  
wash basin**



**Neat garden**



**Neat wooden  
floors**





PHOTOS:



**Office at  
recreation hall**



**Office**



**One bedroom  
units**



**Pantry at  
Recreational**



**Peaceful  
tranquil garden**



**Prepaid in all  
units**



**Recreation hall  
doors onto**



**Recreation hall  
serving hatch**



**Recreation hall  
wheelchair**



PHOTOS:



**Recreation Hall**



**Recreationhall  
inside**



**Security doors**



**Settled  
maintained**



**Shower with  
basin seperate**



**Three bedroom  
unit**



**Toilets - male  
and female**



**Two bedroom  
unit back**



**Two bedroom  
units second**



## PHOTOS:



**Units next to  
each other own**



**Washbasin in  
most bedrooms**

