



## RYNCOR AUCTIONEERS

**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)



STRAND, WESTERN CAPE

### VACANT STAND: 595 SQM

TENDER CLOSING DATE: 15 June 2023 at 16:00

VIEWING: Only by Appointment

CONTACT: Ricardo Green – Cell: 076 274 9365

ADDRESS: 7 Makriel Street, Gordon Strand Estate, Strand

R20,000.00 REFUNDABLE REGISTRATION FEE

(PLEASE USE COMPANY NAME OR TENDERER'S NAME AS REFERENCE)

ONLY REFUNDABLE FEES INTO THIS ACCOUNT!!

BANK: ABSA, BRANCH: PRETORIA NORTH, BRANCH CODE: 632005, ACCOUNT NUMBER: 4066462915

Werner Rynners

(082) 578 5324 | [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 OFFER

- Register, create a profile and place your offers on our website.
- Or download the tender documents 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 CC trust account.
- If the offer is accepted, guarentees are paid within 30 business days.

### REGISTRATION OF TRANSFER

- Congratulations on aquring your new property.



## PROPERTY INFORMATION

<b>Name:</b>	Freehold
<b>Number:</b>	Erf 9135
<b>Street Address:</b>	7 Makriel Street
<b>Suburb:</b>	Gordon Strand Estate
<b>City:</b>	Strand
<b>Province:</b>	Western Cape
<b>Sector:</b>	Residential
<b>Sub Sector:</b>	City of Cape Town
<b>Co-ordinates:</b>	-34.141915 / 18.85121
<b>Erf size:</b>	595 SQM
<b>GLA size:</b>	597 SQM
<b>Title deed:</b>	T241/2022

## PROPERTY DETAILS

### General Description & Layout:

Vacant Erf with building construction in progress. Foundation and Boundary Walls in progress. Unfinished and building plans to be obtained.

### General Locality:

Strand is located an hour drive away from Cape Town on Route N2 and is nestled in the Cape Winelands District, consisting of the 2 nearby towns of Somerset - West & Gordon's Bay.

The auctioneers have taken the greatest care to ensure the accuracy of information received, and cannot be held responsible for any errors or omissions in this whole document.

## PROPERTY MAPS

### Arial view



# PHOTOS

