



## 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)



PROPERTY GUIDE

**SYDENHAM, JOHANNESBURG**

**ERF SIZE: 990 SQM**

**TENDER CLOSING DATE:** 15 June 2023 at 16:00

**VIEWING:** Only by Appointment

**CONTACT:** Jacques van Wyk – Cell: 082 441 2052

**ADDRESS:** 96 & 98 10<sup>th</sup> Avenue, Sydenham, Johannesburg

**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 aqiring your new property.



## PROPERTY INFORMATION

<b>Name:</b>	Agreement of Cession
<b>Number:</b>	Erf 1471 & Erf 1472
<b>Street Address:</b>	96 & 98 10 <sup>th</sup> Avenue
<b>Suburb:</b>	Sydenham
<b>City:</b>	Johannesburg
<b>Province:</b>	Gauteng
<b>Sector:</b>	Residential
<b>Sub Sector:</b>	City of Johannesburg
<b>Co-ordinates:</b>	Erf 1471: -26.156247 / 28.092022 Erf 1472: -26.156108 / 28.092049
<b>Erf size:</b>	Erf 1471: 495 SQM Erf 1472: 495 SQM
<b>Title deed:</b>	T9545/1992

## PROPERTY DETAILS

### Description

4 Bedrooms  
3 Bathrooms of which one is en-suite  
1 Open Living Area  
Double Garage  
Swimming Pool  
Single Bedroom Granny Flat

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

Erf 1471



Erf 1472



PHOTOS



# PHOTOS



PHOTOS

