



## 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)



### STUNNING 6-BEDROOM FAMILY HOME WITH 6-CAR GARAGE

#### ERF SIZE: 903 SQM

TENDER CLOSING DATE: Friday, 30 August 2024 @ 12:00

VIEWING: Only by appointment

MORE INFO CONTACT: Jacques van Wyk – Cell: 082 441 2052 or Tel: (012) 546 8409

FOR VIEWING APPOINTMENT CONTACT: Trevor 078 178 6137

ADDRESS: 18 Overdale Ave, Lovemore Heights, Port Elizabeth

Buyers Commission: 7.5%

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

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

Jacques van Wyk  
(082) 441 2052 | [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 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, guarentees are paid within 30 business days.

### REGISTRATION OF TRANSFER

- Congratulations on aquring your new property.



## PROPERTY INFORMATION

<b>Name:</b>	Stunning 6-Bedroom Family Home With 6-Car Garage
<b>Erf Number:</b>	1806
<b>Street Number:</b>	18
<b>Street Name:</b>	Overdale
<b>Suburb:</b>	Lovemore Heights
<b>Province:</b>	Port Elizabeth
<b>Sector:</b>	Residential
<b>Co-ordinates:</b>	-33.993437 / 25.525525
<b>Erf size:</b>	903 SQM

### Property Description:

Welcome to your dream home! This exquisite property offers a perfect blend of luxury, comfort, and practicality, making it the ideal residence for a large family or anyone who loves to entertain. Situated in a peaceful neighborhood, this spacious house boasts impressive features and modern conveniences that cater to your every need.

### Key Features:

**Garage Space for 6 Vehicles:** The property includes an expansive garage that can accommodate up to six vehicles, offering ample space for cars, bikes, and additional storage.

**6 Spacious Bedrooms:** Enjoy the luxury of six generously sized bedrooms. Two of these bedrooms come with en-suite bathrooms, providing privacy and convenience.

**4 Bathrooms + Guest Toilet:** The house is equipped with two full bathrooms, each featuring a bathtub, shower, sink, and toilet, as well as two additional bathrooms with a shower, sink, and toilet. There is also a guest toilet with a sink for visitors' convenience.

**Outdoor Toilet for Gardeners:** An external toilet is available for gardening staff, ensuring they have the facilities they need without entering the main house.

**Two Elegant Lounges:** Relax and unwind in two beautifully designed lounges, perfect for hosting guests or enjoying family time.

**Two Dining Rooms and Two Kitchens:** This property is a host's paradise, with two separate dining rooms and kitchens, making meal preparation and entertaining a breeze.

**Entertainment Haven with TV Room:** The TV room features a state-of-the-art projector, creating a cinema-like experience for movie nights and sports events.

**3KVA Inverter:** Equipped with a reliable 3KVA inverter, the house ensures uninterrupted power supply during outages, keeping your essential appliances running smoothly.

**Two Office Spaces:** Ideal for remote work or study, the home includes two dedicated office spaces, offering privacy and comfort.

**Large Storage Room for Entertainment:** Currently used as a children's entertainment area, the spacious storage room is equipped with a pool table, darts, bikes, and more, providing endless fun for kids and adults alike.

**Solar-Powered Geysers:** All three geysers have been converted to solar power, enhancing energy efficiency and reducing utility costs.

**Built-in Vacuum System (VACUFLO Technology):** Experience cleaner living with a built-in vacuum system that's integrated into the walls, with the exhaust conveniently located in the main garage.

**Prepaid Electricity System:** The property features a prepaid electricity system, allowing for easy management of electricity usage and expenses.

This home offers a rare opportunity to own a property that combines style, functionality, and sustainability. Don't miss out on this extraordinary residence – it's ready for you to move in and make it your own!

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

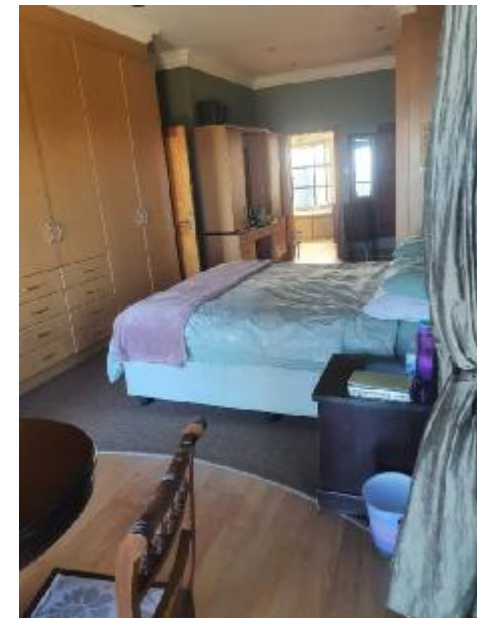
Arial View:



# PHOTOS



PHOTOS



# PHOTOS

