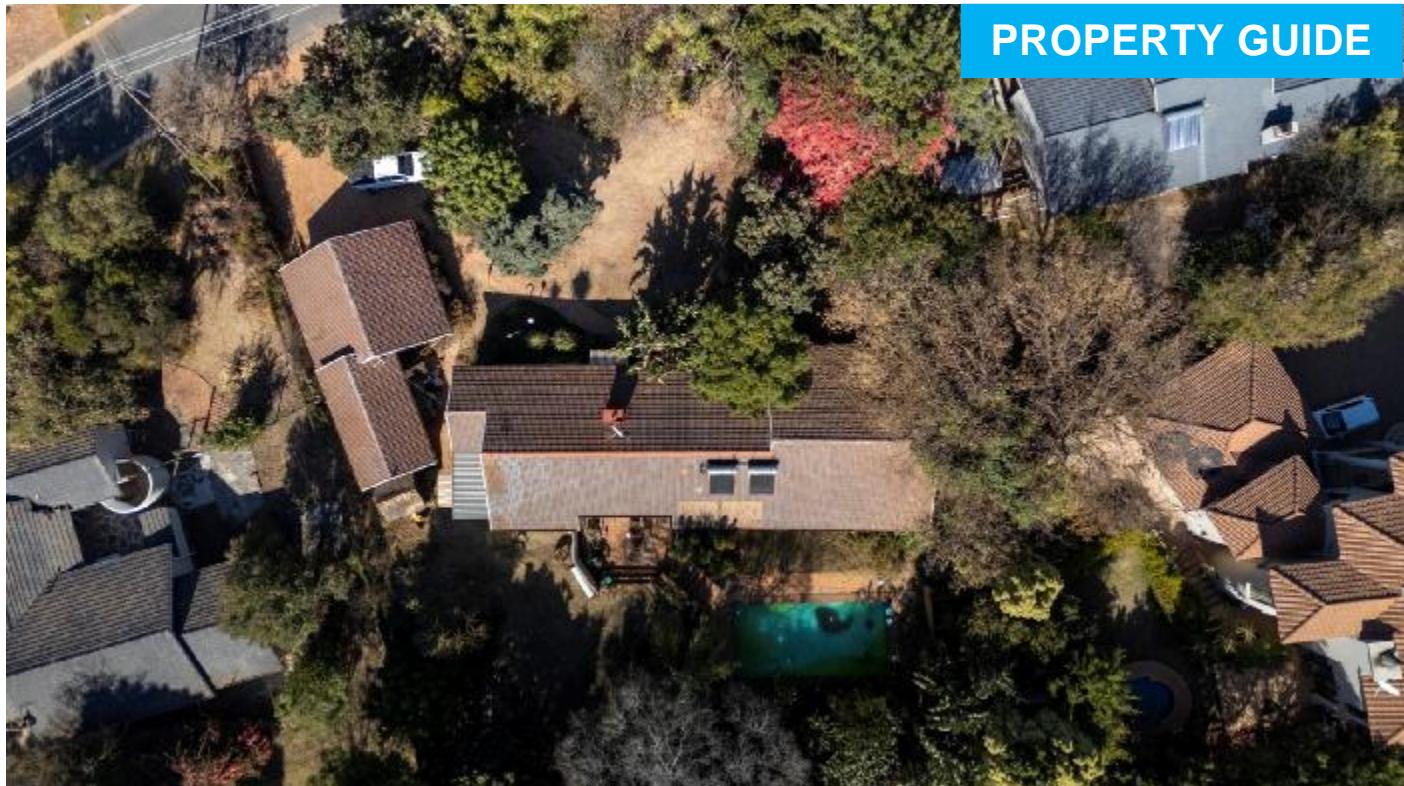




## RYNCOR PROPERTIES

**Address:** 456 Jan van Riebeek 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

#### SPACIOUS 4-BED HOUSE IN LYNNWOOD MANOR

**1983 SQM**

**TENDER CLOSING DATE:** Friday, 11 October 2024 @ 12:00

**VIEWING:** Only by appointment

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

**ADDRESS:** 22 Barnstable Road, Lynnwood Manor

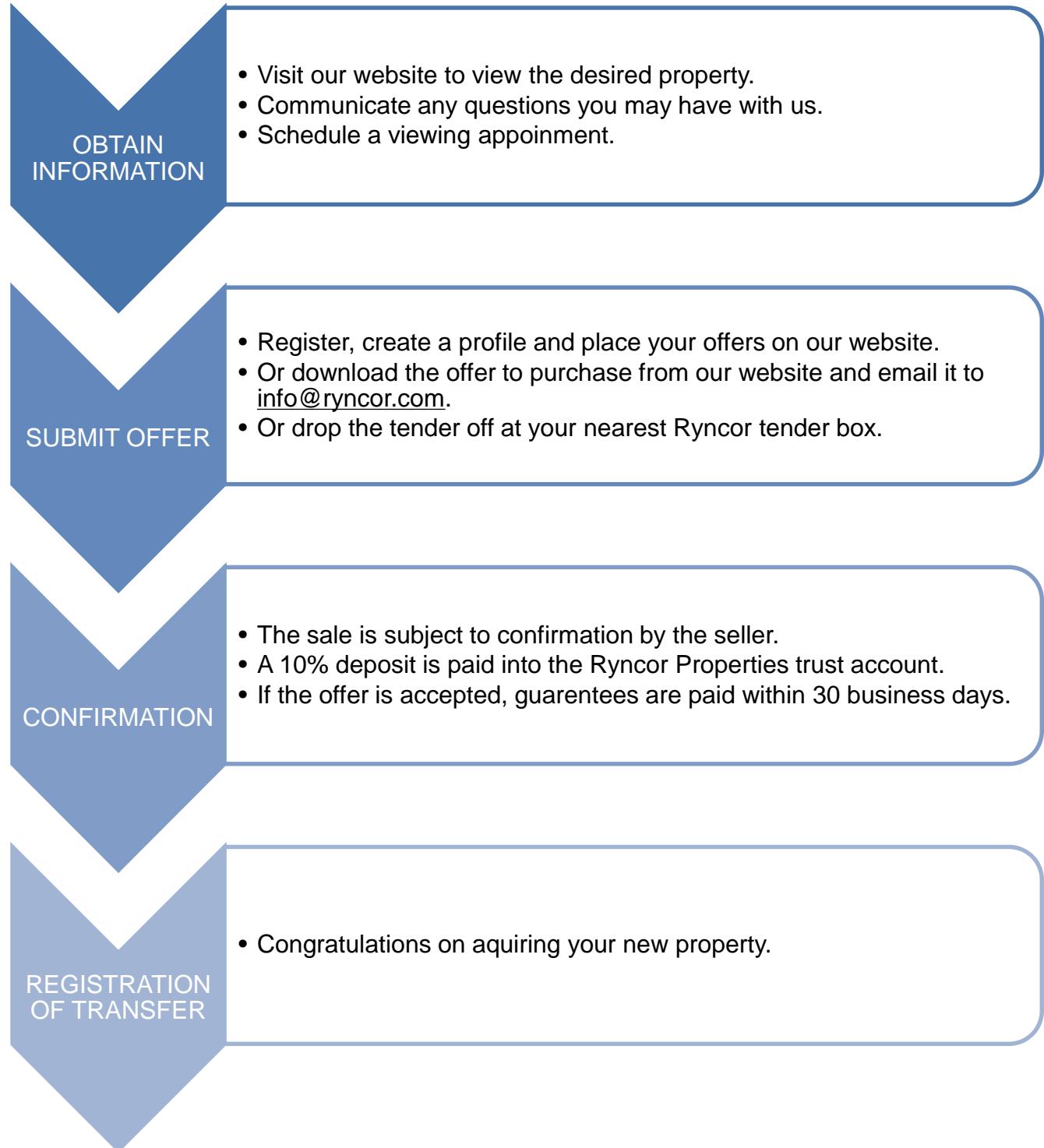
**Buyers Commission:** 10%

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



## PROPERTY INFORMATION

Name:	E F Viljoen
Erf Number:	60
Street Number:	22
Street Name:	Barnstable Road
Suburb:	Lynwood Manor
Province:	Pretoria
Sector:	Residential
Co-ordinates:	-25.761336 / 28.279687
Erf Size:	1983 SQM

### Property Description:

Exquisite Family Residence on Barnstable Road, Lynnwood Manor

Welcome to Barnstable Road, Lynnwood Manor—an exquisite family residence that seamlessly blends modern comfort with classic elegance. This spacious home features four generously sized bedrooms and three well-appointed bathrooms, offering ample space for both relaxation and privacy.

### Property Overview:

4 Bedrooms  
3 Bathrooms  
Open-Plan Living Area  
Cozy TV Room  
Kitchen  
Swimming Pool  
2 Garages

As you step inside, you'll be greeted by an open-plan living area that is truly the heart of this home. Designed to facilitate effortless entertaining and family gatherings, it flows seamlessly into a cozy TV room. This intimate space is perfect for unwinding after a long day or enjoying movie nights with loved ones.

The kitchen is a culinary enthusiast's dream, boasting ample counter space and cabinetry to accommodate all your cooking needs. Adjacent to the kitchen, you'll find convenient storage solutions, ensuring everything you need is within easy reach.

Step outside to discover your private oasis—a swimming pool that promises endless hours of enjoyment and relaxation. Whether you're hosting summer parties or simply lounging poolside, this outdoor space is designed for both leisure and recreation.

This property offers several noteworthy features. It includes a 360-liter solar-powered geyser, ensuring energy efficiency and reduced electricity costs. An added convenience is a pre-wired waterproof plug point, ready for generator connection. Additional features of this remarkable property include two garages, providing secure parking, and an outside storeroom with ample space to meet all your storage and organizational needs.

With its combination of functional design, contemporary amenities, and inviting living spaces, Barnstable Road is the ideal backdrop for creating lasting memories. Don't miss the opportunity to make this exceptional residence your new home.

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:



Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



## PHOTOS



## PHOTOS



## PHOTOS

