

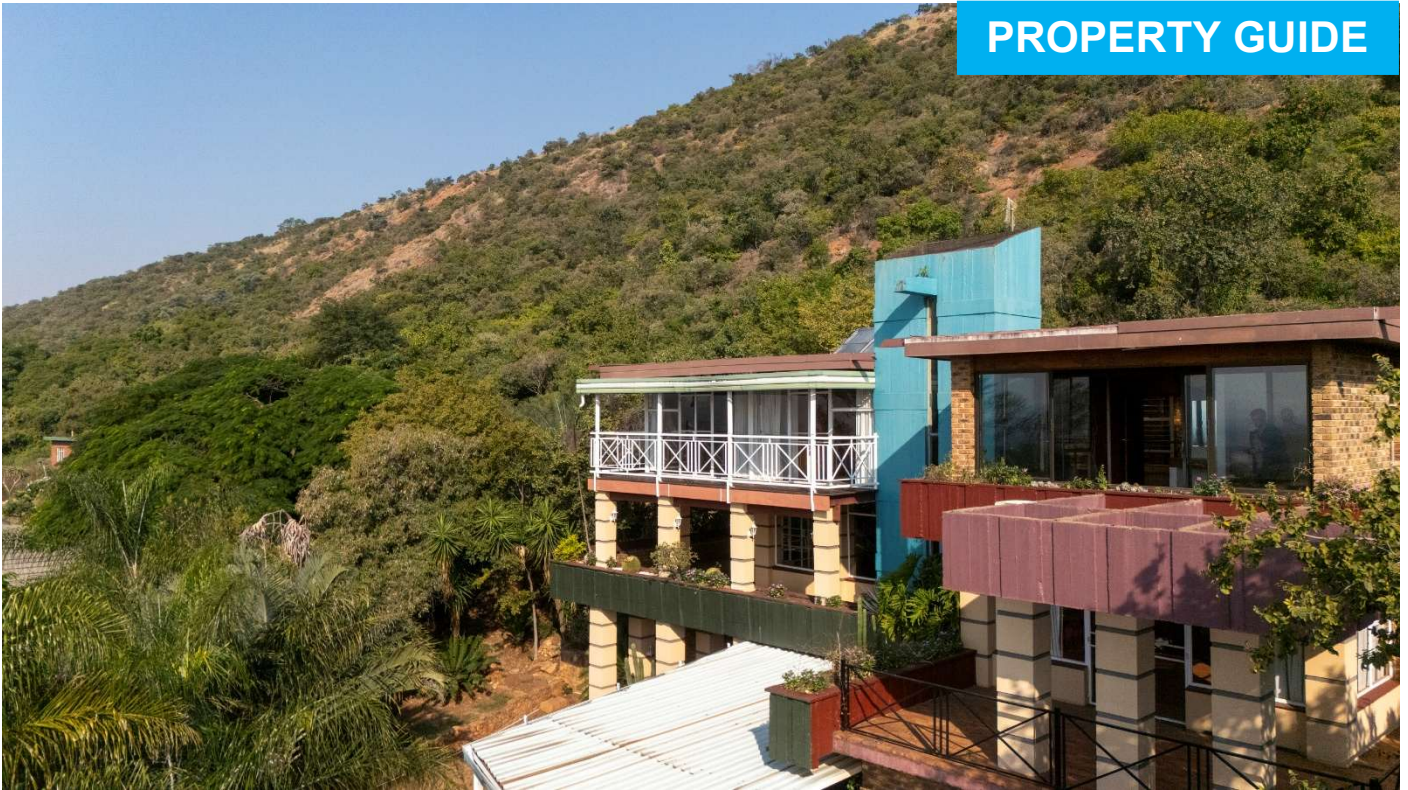


RYNCOR PROPERTIES

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 | **Web:** www.ryncor.com

PROPERTY GUIDE



STUNNING 3-STORY FAMILY HOME – THE ULTIMATE ENTERTAINER’S DREAM!

ERF SIZE: 10,479 SQM

TENDER CLOSING DATE: Friday, 26 September 2025 @ 12:00

VIEWING: Only by Appointment

CONTACT: Cornay Smit - Cell: 082 596 5199 or Tel: (012) 546-8409/11

ADDRESS: 87 Jan van Riebeeck Street, Pretoria North

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

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

Cornay Smit
(082) 596 5199 | 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.
- 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 PLAN:



PROPERTY INFORMATION:

Ground Floor:

- Shaded carports
- Spacious entertainment room with bar & built-in braai
- 3 versatile rooms (ideal for storage or workers' quarters)
- Private study with built-in cupboards

First Floor:

- Modern open-plan kitchen with 2 kitchen islands & gas stove
- Scullery & overhead fan
- Impressive atrium
- TV room, dining area, and additional bar
- Direct access to outdoor braai & seating areas

Second Floor:

- 4 spacious bedrooms:
 - Master suite with aircon, built-in wardrobes, balcony, and luxurious en-suite
 - Bedroom 2 & 3 with built-in wardrobes (Bedroom 3 has balcony access)
 - Bedroom 1 with aircon, built-in wardrobe, and sunroom
- Guest bathroom with shower, bathtub, and basin
- Convenient laundry area with covered drying space

Bonus Features:

- Unused koi pond – ready for your personal touch!

Perfect for families who love to entertain!

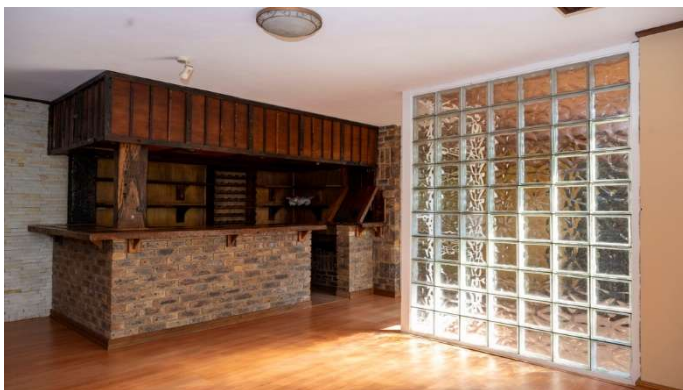
Contact us today to arrange your private viewing and make this exceptional property your new home.



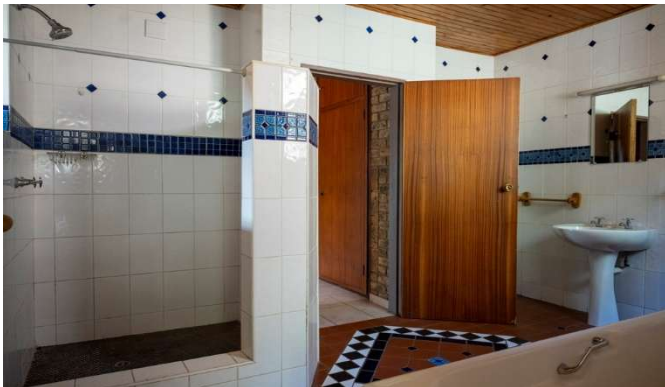
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