



## 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)

### PROPERTY GUIDE



#### UNLOCK POTENTIAL IN THIS SPACIOUS 3-BEDROOM APARTMENT IN SUNNYSIDE, PRETORIA

**EXTENT SIZE: 101 SQM**

**TENDER CLOSING DATE:** Friday, 22 August 2025 @ 12:00

**VIEWING:** Only by appointment

**CONTACT:** Cornay Smitt – Cell: 082 956 5199 or Tel: (012) 546 8409 / 11

**ADDRESS:** Unit 19, SS Erica, 11 Erica Street, Sunnyside, Pretoria

**MASTER REF NUMBER:** T966/2024

**R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)**

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

Cornay Smit  
(082) 956 5199 | [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, guarantees are paid within 30 business days.

### REGISTRATION OF TRANSFER

- Congratulations on acquiring your new property.



STREET VIEW:



ARIAL VIEW:





## PROPERTY INFORMATION:

Discover the possibilities with this spacious 3-bedroom apartment, ideally positioned on the third floor of a well-established sectional title development in a sought-after area.

This unit features an expansive open-plan living and dining area, thoughtfully enhanced with drywalling to create two additional rooms—perfect for accommodating your unique living or work-from-home needs.

The well-sized kitchen offers ample storage and workspace, while the apartment includes three comfortable bedrooms, two bathrooms, and a dedicated dressing area.

Although the finishes and fixtures are dated, the apartment provides a solid canvas for modern upgrades and personal touches. A recent inspection confirmed the unit is structurally sound, but minor maintenance—such as a fresh coat of paint, fixing or replacing cupboard doors, replacing broken tiles, and general cleaning—will significantly elevate its appeal.

With a generous floor size of 101m<sup>2</sup> and a flexible layout, this apartment is an excellent opportunity for first-time buyers, investors, or anyone looking to create a stylish and personalized living space in a desirable neighborhood.

Don't miss the chance to unlock this property's true potential—contact us today to arrange a viewing and imagine the home you could create here!

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### Property Details

**Property Type:** Apartment

**Bedrooms:** 3

**Bathrooms:** 2

**Floor Size:** 101 m<sup>2</sup>

**Living Areas:** 1



PHOTOS:



## PHOTOS:

