

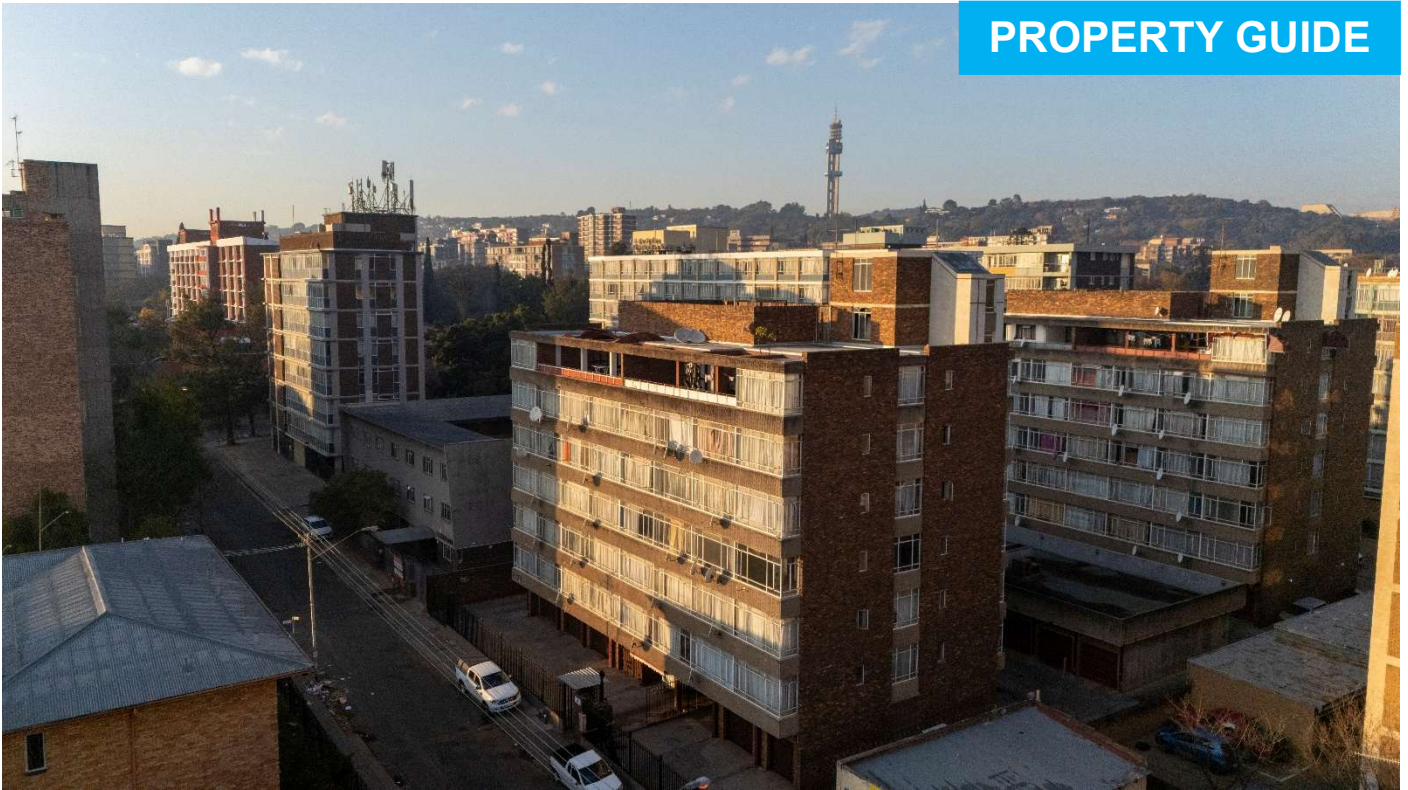


RYNCOR PROPERTIES

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



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

EXTENT SIZE: 101 SQM

TENDER CLOSING DATE: Friday, 30 January 2026 @ 12:00

VIEWING: Only by appointment

CONTACT: Cornay Smit – 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

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

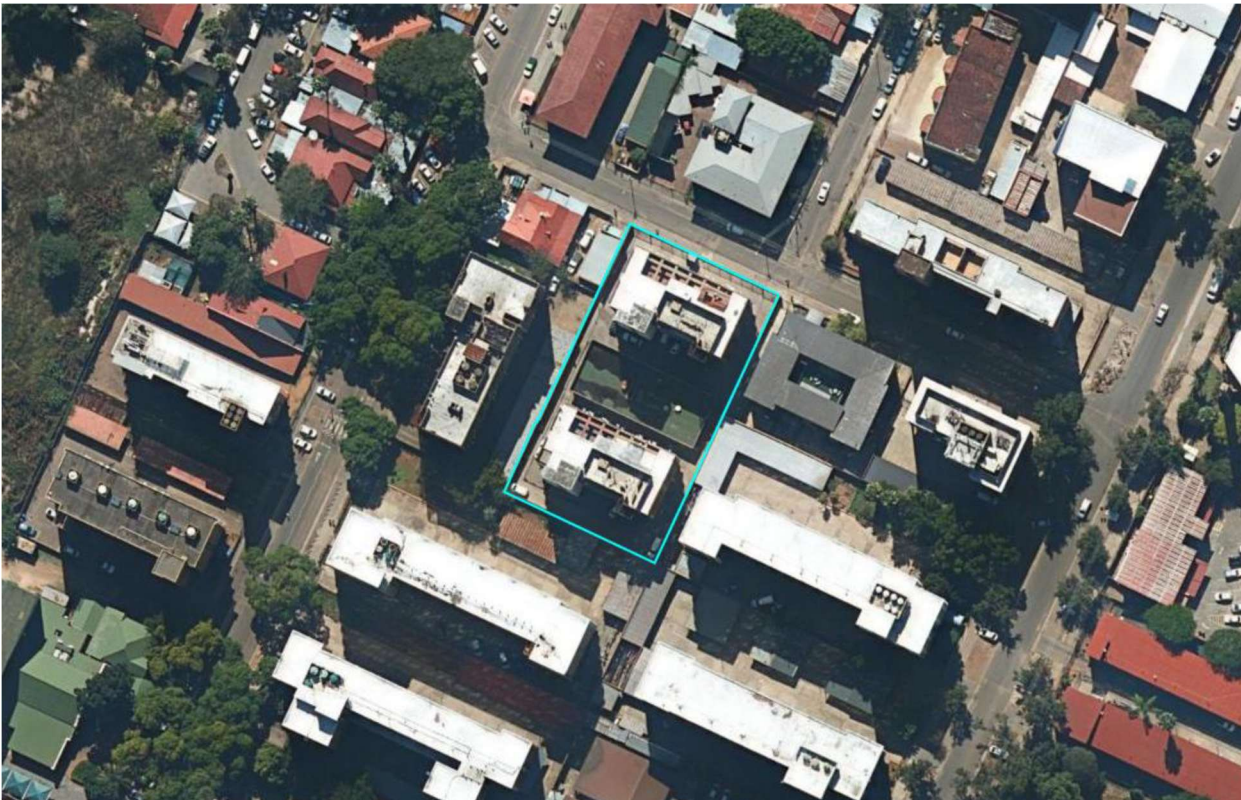
- Congratulations on acquiring your new property.



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 101m² 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!

Property Details

Property Type: Apartment

Bedrooms: 3

Bathrooms: 2

Floor Size: 101 m²

Living Areas: 1



PHOTOS:



PHOTOS:

