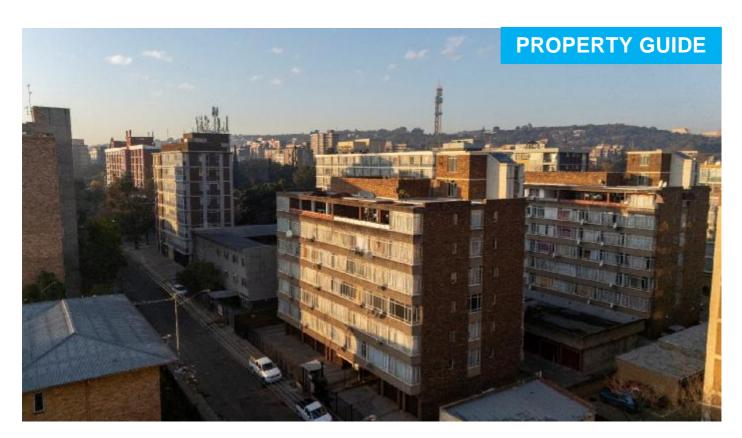


# RYNCOR PROPERTIES

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



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

**EXTENT SIZE: 101 SQM** 

TENDER CLOSING DATE: Friday, 14 November 2025 @ 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 appoinment.

## 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 <a href="mailto:info@ryncor.com">info@ryncor.com</a>.
- 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 aquiring 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!

#### **Property Details**

Property Type: Apartment

Bedrooms: 3 Bathrooms: 2 Floor Size: 101 m<sup>2</sup> Living Areas: 1



## PHOTOS:



















## PHOTOS:

















