



## RYNCOR PROPERTIES

**Address:** 456 Jan van Riebeeck Street, Pretoria North, 0182

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### PROPERTY GUIDE

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

**EXTENT SIZE: 107 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 31, SS Church Gardens, 89 Bourke 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:

Positioned on the sixth floor of an eight-storey building, this three-bedroom apartment is the ideal canvas for buyers ready to add their personal touch and transform it into a modern, inviting home.

Step inside to discover an expansive open-plan living and dining area, offering flexible space for both relaxing and entertaining family and friends. Adjacent to this is a charming sunroom filled with natural light — the perfect spot for your morning coffee or a quiet evening read.

The kitchen, while in need of modernisation, provides a solid foundation for creating your dream culinary space.

The apartment features three well-proportioned bedrooms, providing comfort and privacy for the whole family. A full bathroom and a separate toilet add extra convenience for residents and guests alike.

Although the apartment requires some attention — including fresh paint, minor repairs to a broken window, cupboard doors, missing tiles, and flooring — it represents an exciting opportunity to craft a home that perfectly suits your style and needs.

Situated close to local amenities and transport links, this property combines great potential with an enviable location, making it an excellent choice for first-time buyers, renovators, or investors.

Don't miss out on the chance to unlock this apartment's true potential — book your viewing today and imagine the possibilities!

### Property Features:

- **Type:** Apartment
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Land Size:** 107m<sup>2</sup>
- **Living Areas:** 1





## PHOTOS:



## PHOTOS:

