



RYNCOR PROPERTIES

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

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PROPERTY GUIDE

UNLOCK POTENTIAL IN THIS SPACIOUS 2-BEDROOM APARTMENT IN SUNNYSIDE, PRETORIA

EXTENT SIZE: 89 SQM

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

VIEWING: Only by appointment

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

ADDRESS: Unit 40, 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

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 that await in this generously sized unit, featuring an open-plan living and dining area that seamlessly connects to a well-proportioned kitchen — ideal for both everyday living and entertaining family and friends. An additional sunroom bathes the space in natural light, offering a versatile spot to relax, work, or unwind.

The apartment offers two comfortable bedrooms, providing ample space for rest and privacy. A well-sized bathroom and separate toilet add to the convenience for both residents and guests.

While the unit does need some care and attention — including a fresh coat of paint, repairs to a broken window, fixing loose or missing cupboard doors, replacing worn carpet, and a deep clean — it presents an exciting opportunity for those eager to put their personal stamp on their home.

With vision and creativity, you can transform this apartment into a warm and inviting haven, perfectly tailored to your taste and lifestyle.

Don't miss the chance to create your dream space — book a viewing today and imagine the possibilities!

Property Features:

- **Property Type:** Apartment
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Floor Size:** 102 m²
- **Living Areas:** 1



PHOTOS:



PHOTOS:

