

## 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 2-BEDROOM APARTMENT IN PRETORIA CENTRAL

**EXTENT SIZE: 102 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 61, SS Parkholm, 363 Nana Sita Street, Pretoria Central

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 this generously sized unit has to offer. The open-plan living and dining area flows effortlessly into a well-proportioned kitchen — a layout ideal for entertaining guests or enjoying relaxed family time. An additional sunroom fills the space with natural light and provides a bright, versatile area that can be customised to suit your lifestyle.

The apartment offers two comfortable bedrooms, providing ample space for rest and privacy. A well-sized bathroom and separate toilet add extra convenience for residents and visitors alike.

While the unit does require some care and attention — including a fresh coat of paint, repairs to a broken window, fixing loose or missing cupboard doors, replacing the worn and ripped carpet, and a thorough clean — it presents an exciting opportunity for those ready to add their personal touch and breathe new life into this home.

With vision and creativity, you can transform this apartment into a stylish, comfortable haven that reflects your unique taste.

Don't miss out on this excellent opportunity — book your viewing today and imagine the possibilities!

#### **Property Features:**

Property Type: Apartment

Bedrooms: 2
Bathrooms: 1
Floor Size: 102 m²
Living Areas: 1



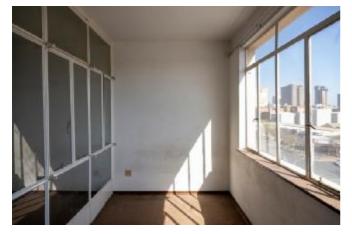
## PHOTOS:



















## PHOTOS:













