



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

LUXURIOUS 9-BEDROOM FAMILY HOME IN SOUGHT-AFTER ZAMBEZI COUNTRY ESTATE

1487 SQM

TENDER CLOSING DATE: Friday, 22 August 2025 @ 12:00

VIEWING: Only by appointment

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

ADDRESS: 1797 Cisticola Avenue, Zambesi Country Estate, Montana

MASTER REF NUMBER: T1264/2024

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.



PROPERTY INFORMATION

Name:	Icon vs M Erasmus
Erf Number:	1470
Street Number:	1797
Street Name:	Cisticola Street
Suburb:	Montana Tuine Ext 48
Province:	Pretoria
Sector:	Residential
Co-ordinates:	-25.676964 / 28.262931
Erf Size:	1487 SQM

Property Description:

Welcome to this exceptional residence in the prestigious Zambezi Country Estate, where elegant design and luxurious living combine to create a true family haven.

This expansive home offers an impressive nine bedrooms and ten bathrooms, including a lavish main en-suite, ensuring comfort and privacy for family members and guests alike.

Designed with both relaxation and entertaining in mind, the property boasts multiple spacious living areas — from the grand main lounge to a cozy TV lounge perfect for family movie nights.

The formal dining room sets the stage for memorable dinner parties, while the generous kitchen is a chef's delight, complete with a separate laundry room for added convenience.

Work from home in style with a dedicated office space, and treat guests to their own private retreat in the welcoming guestroom.

Step outside to an entertainer's paradise — a sparkling swimming pool offers the perfect escape on warm summer days, while the built-in braai area invites you to host unforgettable gatherings with family and friends.

Additional features include double garages and a double carport, providing ample parking for residents and visitors alike. The beautifully maintained garden adds to the tranquil, family-friendly atmosphere of this remarkable home.

This magnificent property is ideal for families who appreciate space, luxury, and the perfect setting for entertaining in style.

Don't miss the chance to make this exquisite home yours — contact us today to arrange a private viewing.

Property Features:

- **Property Type:** House
- **Bedrooms:** 9
- **Bathrooms:** 10
- **Garages:** 2
- **Covered Parking:** 2
- **Land Size:** 1,487 m²
- **Living Areas:** 6
- **Study:** 1
- **Garden**
- **Swimming Pool**
- **Braai Area**



PROPERTY MAPS

Arial View:



PHOTOS



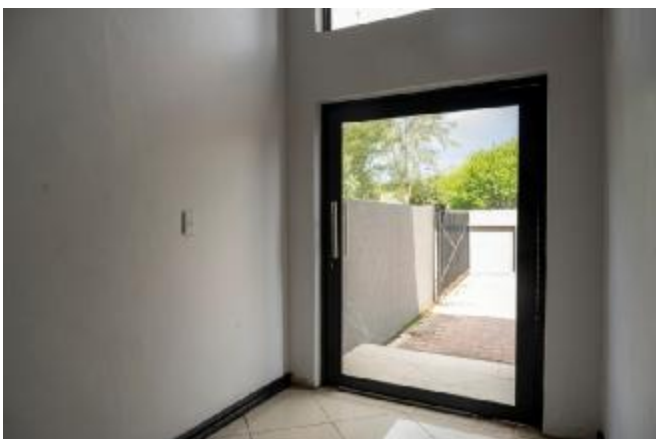
PHOTOS



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