



## RYNCOR PROPERTIES

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### PROPERTY GUIDE

#### GROUND FLOOR - 1 BEDROOM, OPEN PLAN LIVING WITH PRIVATE PATIO - WILGEHEUWEL

**EXTENT SIZE: 48 SQM**

**TENDER CLOSING DATE:** Friday, 30 January 2026 @ 12:00

**VIEWING:** Only by appointment

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

**ADDRESS:** Unit 21, SS Almeisan, 3 Western Lane, Wilgeheuwel, Roodepoort

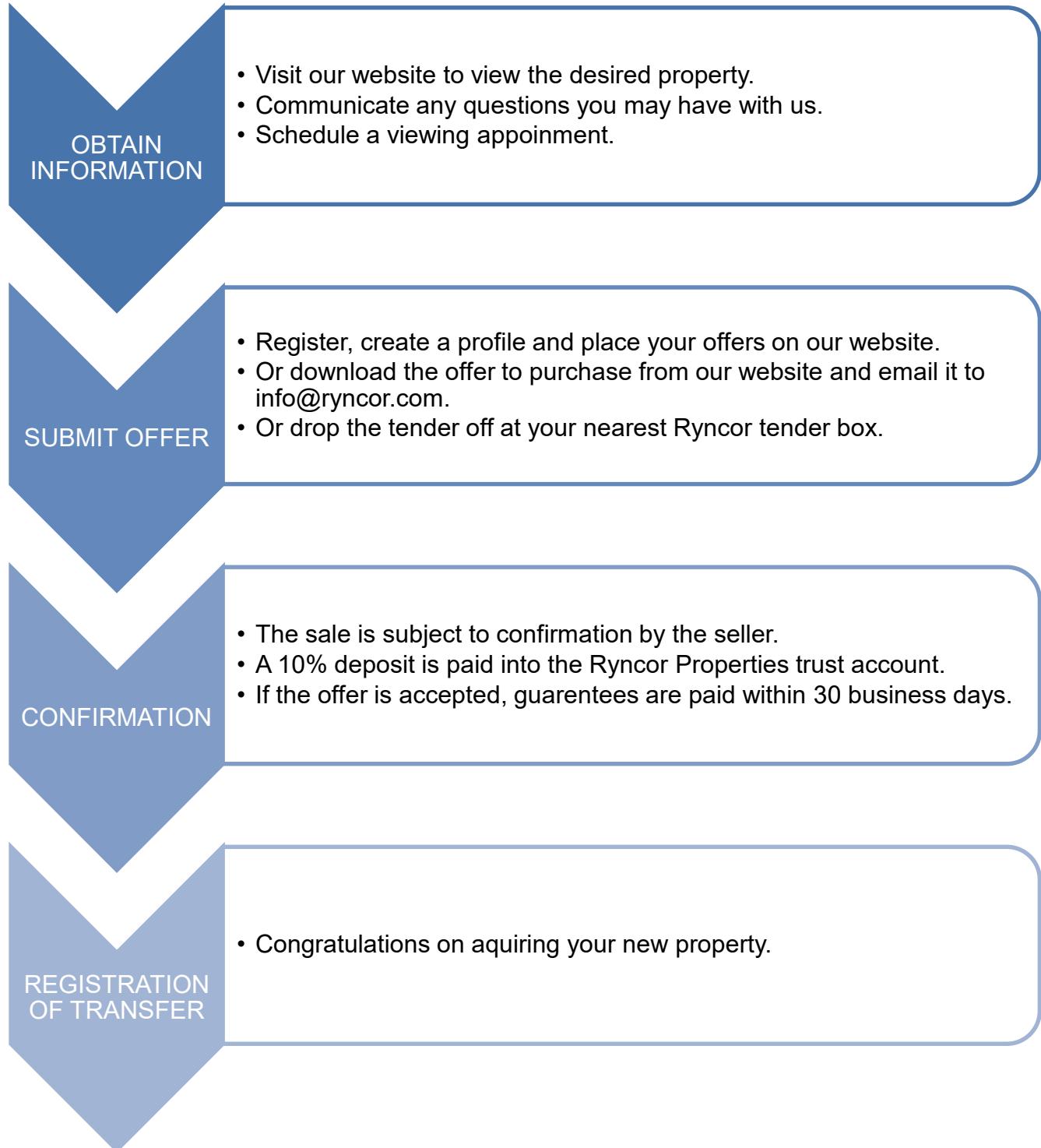
**MASTER REF NUMBER:** G939/2022

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

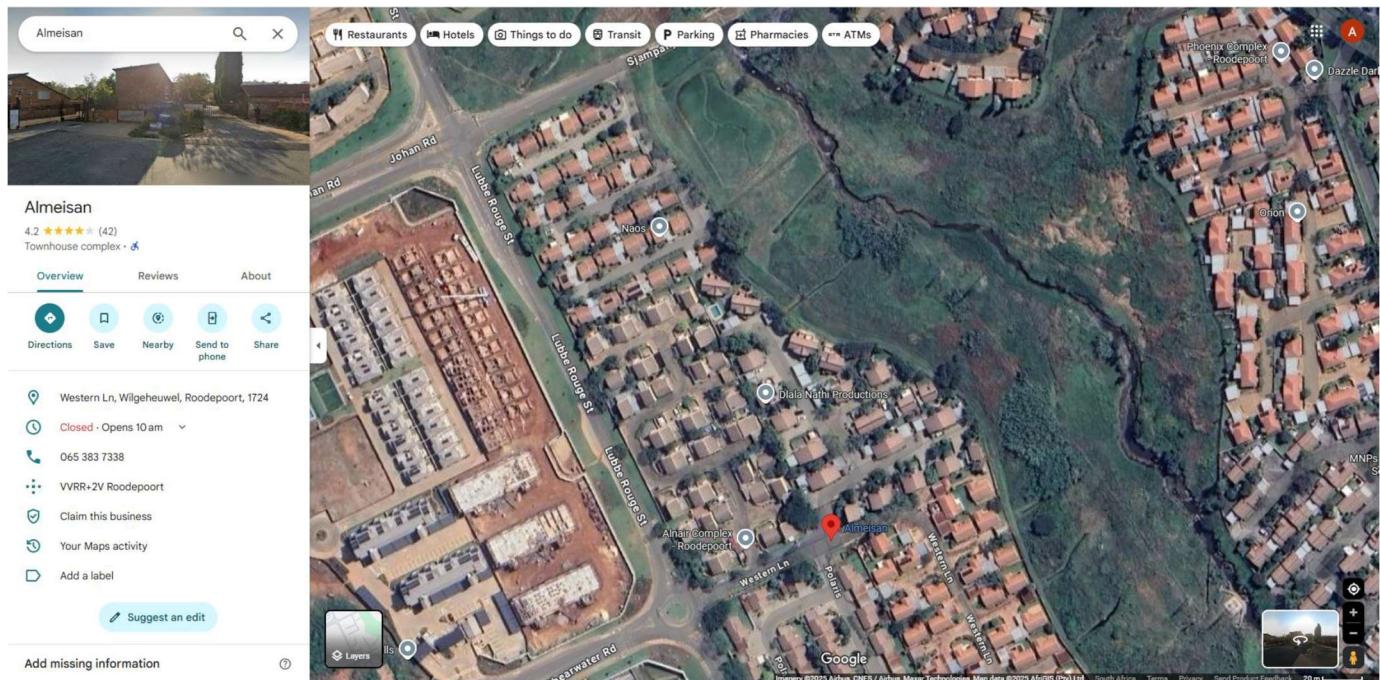
Bank: ABSA, Branch: Pretoria North, Branch code: 632005, Account Number: 4066462915

Cornay Smit  
(082) 956 5199 | info@ryncor.com

## HOW IT WORKS



## PROPERTY AERIAL VIEW:



## PROPERTY STREET VIEW:



## PROPERTY INFORMATION:

### **Ground Floor Apartment – SS Almeisan, Wilgeheuwel (Roodepoort)**

**Address:** Unit 21 SS Almeisan, 3 Western Lane, Wilgeheuwel Ext. 29, Roodepoort, Gauteng

**Erf Size:** 48m<sup>2</sup>

**Title Deed:** ST37838/2018

This neat and functional ground-floor unit is well positioned within a secure residential complex in the popular suburb of Wilgeheuwel. Ideal for first-time buyers, investors, or those looking to downsize.

#### **Property Features:**

- 1 Spacious Bedroom
- 1 Bathroom with shower
- Open-plan living area and kitchenette
- Private patio offering outdoor relaxation
- Single IBR carport parking
- Secure complex environment

#### **Complex Information:**

- Well-maintained 2-storey blocks
- Total of 46 units within 21 buildings
- Face brick exterior with tiled roofing – low maintenance
- Established in 2003
- Units range between 48m<sup>2</sup> and 70m<sup>2</sup>
- Designed to provide practical, comfortable living

Conveniently located close to major access routes, schools, shopping centres and essential amenities. A great opportunity to own a lock-up-and-go property in a sought-after area.

## PHOTOS:

