



RYNCOR PROPERTIES

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

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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, 27 March 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

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

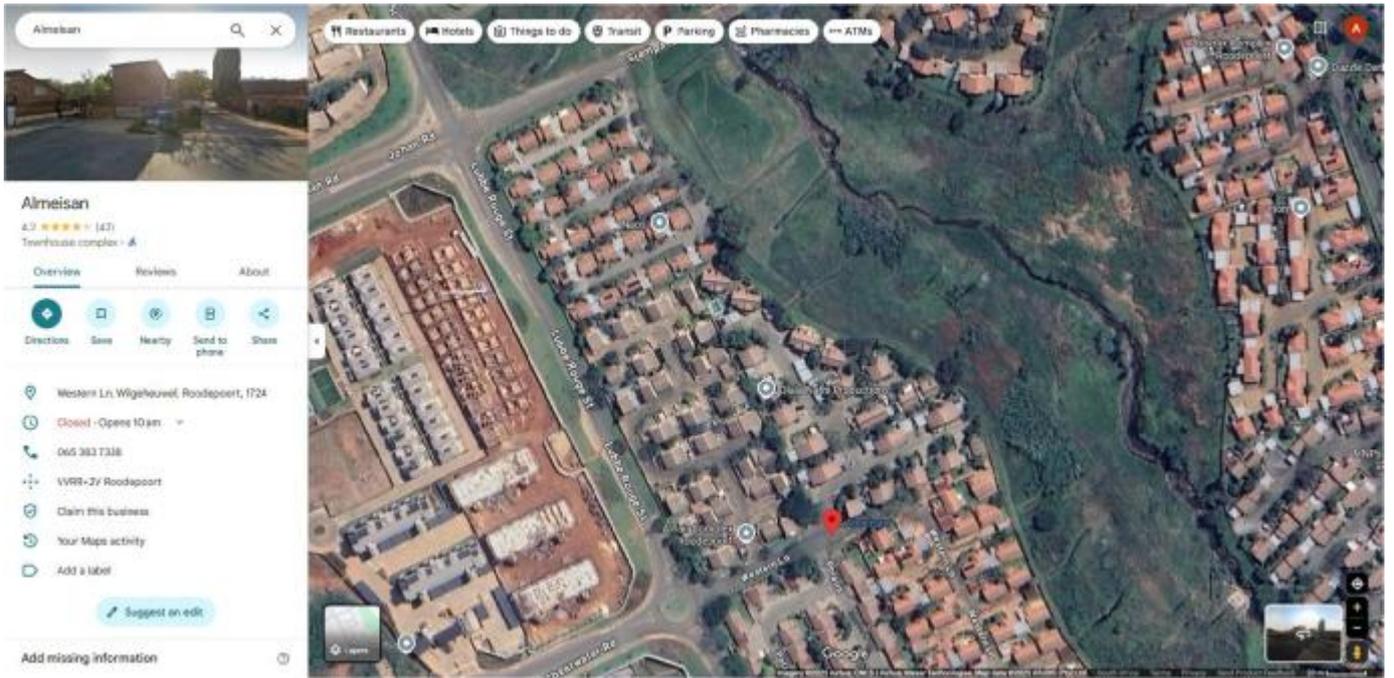
- The sale is subject to confirmation by the seller.
- A 10% deposit is paid into the Ryncor Properties trust account.
- If the offer is accepted, guarentees are paid within 30 business days.

REGISTRATION OF TRANSFER

- Congratulations on aqiring your new property.



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: 48m²

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 48m² and 70m²
- 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:

