



## 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](mailto:info@ryncor.com) | **Web:** [www.ryncor.com](http://www.ryncor.com)



PROPERTY GUIDE

### SPACIOUS HAVEN 4-BEDROOM HOME WITH POOL, FLATLETS & 6 GARAGES

**1023 SQM**

TENDER CLOSING DATE: Friday, 27 September 2024 @ 12:00

VIEWING: Only by appointment

CONTACT: Jacques van Wyk – Cell: 082 441 2052 or Tel: (012) 546 8409

ADDRESS: 353 Vleiroos Road, Sinoville, Pretoria

Buyers Commission: 10%

R20,000.00 Refundable Registration Fee (STRICTLY NO CASH)

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

Jacques van Wyk  
(082) 441 2052 | [info@ryncor.com](mailto: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](mailto: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 aquring your new property.



## PROPERTY INFORMATION

<b>Name:</b>	Spacious Haven 4-Bedroom Home with Pool, Flatlets & 6 Garages
<b>Erf Number:</b>	1728
<b>Street Number:</b>	353
<b>Street Name:</b>	Vleiroos Street
<b>Suburb:</b>	Sinoville
<b>Province:</b>	Pretoria
<b>Sector:</b>	Residential
<b>Co-ordinates:</b>	-25.678498 / 28.228432
<b>Erf Size:</b>	1023 SQM

### Property Description:

Welcome to 353 Vleiroos Street, a charming and versatile family home located in the serene neighborhood of Sinoville, Pretoria. This property offers a perfect blend of indoor comfort and outdoor living, making it an ideal choice for those seeking a spacious and well-appointed home.

### Property Overview:

Location: 353 Vleiroos Street, Sinoville, Pretoria

Property Type: House

Bedrooms: 4

Bathrooms: 2

Garages: 6

Land Size: 1,023m<sup>2</sup>

Living Areas: 2

Study: 1

Flatlet: 2

Pool: Yes

Garden: Yes

### Interior Features:

This beautiful home boasts four generously sized bedrooms, each offering ample natural light and built-in storage. The master bedroom includes an en-suite bathroom, providing a private sanctuary for relaxation. The additional three bedrooms share a well-appointed family bathroom.

The home features two spacious living areas, perfect for entertaining guests or enjoying quiet family time. A dedicated study offers a private space for work or hobbies, making it ideal for those who need a home office.

The kitchen is well-equipped with modern appliances, ample cabinetry, and a functional layout, ensuring that meal preparation is both convenient and enjoyable.

### Exterior Features:

Outside, the property shines with a large, well-maintained garden, perfect for outdoor activities or simply enjoying the natural surroundings. The garden leads to a sparkling pool, providing a refreshing escape during hot summer days.

A key feature of this property is the additional 2x flatlets, which offers a separate living space that can be used for guests, extended family, or as a rental opportunity. The flatlet is fully equipped with its own bathroom and kitchenette, ensuring complete independence.



The property also includes six garages, providing ample parking and storage space, ideal for car enthusiasts or those in need of extra storage.

**Location:**

Situated in the peaceful and family-friendly suburb of Sinoville, this property is close to local amenities, including schools, shopping centers, and recreational facilities. The neighborhood offers a tranquil environment while still being conveniently located near major transport routes, making it easy to commute to other parts of Pretoria.

The auctioneers have taken the greatest care to ensure the accuracy of information received, and cannot be held responsible for any errors or omissions in this whole document.

## PROPERTY MAPS

**Arial View:**



# PHOTOS



# PHOTOS



# PHOTOS

