



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

MODERN GROUND FLOOR UNIT WITH BALCONY IN NORTHGATE HEIGHTS

77 SQM

TENDER CLOSING DATE: Friday, 22 November 2024 @ 12:00

VIEWING: Only by appointment

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

ADDRESS: Unit 6 Northgate Heights, Montrose Ave, Northgate

Buyers Commission: 7.5%

R20,000.00 Refundable Registration Fee

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

Jacques van Wyk
(082) 441 2052 | 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 aquiring your new property.



PROPERTY INFORMATION

Name:	F R De Luca
Property Type:	Sectional Scheme
Scheme Name:	Northgate Heights
Unit Number:	6
Street Name:	Montrose Avenue
Suburb:	Northgate
Province:	Johannesburg
Sector:	Residential
Co-ordinates:	-26.052018 / 27.950396
Erf Size:	77 SQM

Property Description:

Welcome to Unit 6, Northgate Heights, a delightful ground floor unit located at 243 Montrose Avenue, Northgate Ext 44. This property offers a blend of modern living and convenience, making it an ideal home for families, young professionals, or anyone looking to enjoy a comfortable lifestyle.

Property Details:

1. **Size:** The unit spans a generous 77m², providing ample space for comfortable living.
2. **Bedrooms:** There are 2 spacious bedrooms, each designed to offer a peaceful retreat. The master bedroom includes an en-suite bathroom for added privacy and convenience.
3. **Bathrooms:** The unit features 2 well-appointed bathrooms. The en-suite bathroom in the master bedroom is complemented by a second bathroom, ensuring that guests and family members have their own space.
4. **Living Area:** The open plan design seamlessly integrates the kitchen and lounge area, creating a spacious and inviting environment. This layout is perfect for entertaining guests or enjoying family time.
5. **Kitchen:** The modern kitchen is equipped with high-quality finishes and ample storage space, making meal preparation a pleasure.
6. **Balcony:** Step outside to a private balcony that features a built-in braai (barbecue), perfect for outdoor dining and entertaining. The balcony extends the living space and provides a lovely spot to relax and enjoy the fresh air.
7. **Complex Amenities:** Northgate Heights offers a range of communal amenities, including a well-maintained swimming pool. This is a great place to cool off on hot days, meet neighbors, and enjoy a sense of community.

Location:

Situated in the sought-after Northgate Ext 44, this property is conveniently located close to shopping centers, schools, and recreational facilities. The area is known for its vibrant community and excellent amenities, making it a desirable place to live.

Additional Features:

Secure parking

24-hour security within the complex

Well-maintained communal gardens

This unit combines modern amenities with a prime location, offering a balanced lifestyle for its residents.

Whether you're looking to invest or find your next home, Unit 6, Northgate Heights is a fantastic choice.

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:



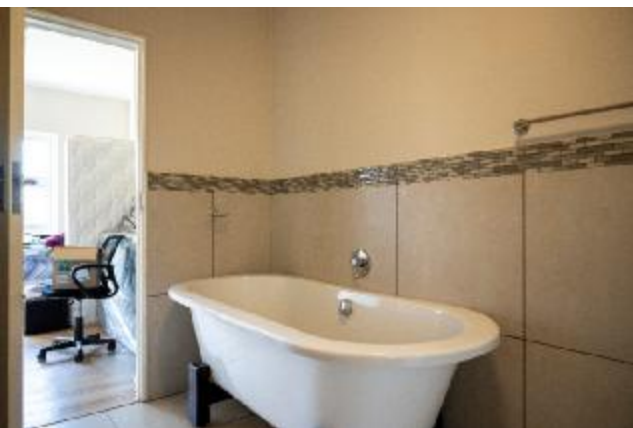
PHOTOS



PHOTOS



PHOTOS



PHOTOS

