



## RYNCOR PROPERTIES

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### PROPERTY GUIDE



**SPACIOUS SUBURBAN PROPERTY WITH MAIN HOUSE, POOL, AND CONVERTED FLAT – IDEAL RENOVATION OPPORTUNITY**

**991 SQM**

**TENDER CLOSING DATE:** Friday, 29 November 2024 @ 12:00

**VIEWING:** Only by appointment

**CONTACT:** Jacques van Wyk – Cell: 082 441 2052 or Cobus Bester – Cell: 082 524 9122

**ADDRESS:** 98 Walter Sisulu Road, Wilgehof, Bloemfontein

**Buyers Commission:** 7.5%

**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 aqiring your new property.



## PROPERTY INFORMATION

<b>Name:</b>	K de Jager & H G V Smit
<b>Erf Number:</b>	5281
<b>Street Number:</b>	98
<b>Street Name:</b>	Walter Sisulu Road
<b>Suburb:</b>	Wilgehof
<b>Province:</b>	Bloemfontein
<b>Sector:</b>	Residential
<b>Co-ordinates:</b>	-29.126625 / 26.180283
<b>Erf Size:</b>	991 SQM

### Property Description:

This property, situated in a bustling suburban area close to the main city center, offers excellent potential for the right buyer. With a generous layout and a mix of functional spaces, this home is perfect for a family or an investor seeking a renovation project. The neighborhood is well-kept and tidy, providing a pleasant environment despite the property's current condition.

### Main House Features:

#### Living Areas:

- A cozy living room for family gatherings.
- Separate TV/entertainment room for leisure.
- A kitchen equipped with built-in cupboards, a double basin, and a built-in breakfast nook.

#### Sleeping Quarters:

- Bedroom 1: Built-in double-door cupboard.
- Bedroom 2: Built-in double-door cupboard.
- Bedroom 3: Built-in double-door cupboard with a dedicated makeup station.
- Bedroom 4: Built-in double-door cupboard

#### Additional Spaces:

- A hall leading to the bedrooms with built-in storage.
- Bathroom with a basin and bath/shower combination.
- Separate toilet for convenience.
- A small utility room/washroom with access to the backyard.

### Outdoor Features:

#### Backyard:

- A non-functional swimming pool awaiting repair.
- Covered outdoor seating area ideal for a braai or entertaining.
- Glass-paneled sunroom with an overhead fan.

### Storeroom:

#### Divided into three sections:

- A toilet.
- A small pack room.
- A larger room in poor condition, with potential to be converted into a flat.



## **Converted Double-Story Flat:**

### **Ground Floor:**

- Open-plan living room.
- Functional kitchen with built-in cupboards and a double basin.

### **Upper Floor:**

- Spacious bedroom with large built-in cupboards.
- Ensuite bathroom and a private balcony.
- The flat is in better condition than the main house.

### **Construction & Condition:**

- Brick walls with a corrugated sink roof.
- The main house shows significant wear, including surface cracks in the walls and ceiling boards.
- A blocked drain at the back door causes sewage odors inside and outside the house.
- Pool pump requires replacement or repair.

### **Area Description:**

- Located on a busy road with high traffic during peak hours.
- Conveniently close to city center amenities.
- The surrounding neighborhood is well-maintained, offering a pleasant atmosphere.

### **Ideal for Renovators or Investors:**

This property offers substantial potential with its spacious layout and versatile spaces. While the main house requires significant attention, the converted flat and storeroom spaces present excellent opportunities for rental income or additional living quarters.

Take advantage of this chance to transform a diamond in the rough into a dream home or investment!

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

