



**Kobus Erasmus**  
0727200556  
kobus@koalet.co.za

Contact Pretoria

082 326 1932

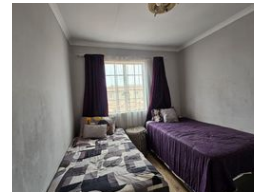
555 Jennings Street  
Dasport  
Pretoria  
0082

## 2 Bedroom Townhouse For Sale in Montana



SOLE MANDATE

Web Ref RL9755



### R950,000

🛏️ 2 🚿 1.5 🚗 1

**Monthly Bond Repayment** R9,484.61  
Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R30,502.00 **Bond Costs** R23,335.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,300 **Monthly Rates** R490 **Sectional Title Levy** R1  
**Special Levy** R1

### 2 Bedroom 1.5 bathroom townhouse in Sagewood Villas

Discover modern comfort in this stylish 2-bedroom, 1.5-bathroom townhouse nestled within the sought-after Sagewood Villas complex in Annlin, Pretoria. Boasting a contemporary design, the home features a spacious open-plan kitchen with new fittings, seamlessly flowing into the living and dining areas. Upstairs, two well-sized bedrooms offer ample space, with the main bedroom providing access to a private balcony—perfect for morning coffee or evening relaxation. A full bathroom serves both bedrooms, complemented by a convenient guest toilet downstairs. Additional amenities include a lock-up garage, secure parking, and 24-hour access control within the complex. Ideally located close to schools, shopping centers, and major roads, this townhouse offers both convenience and tranquility in a beautiful setting.

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	2	Garages	1	Floor Size	101m²
Bathrooms	1.5	Carports / Parkings	1	Land Size	130m²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

