



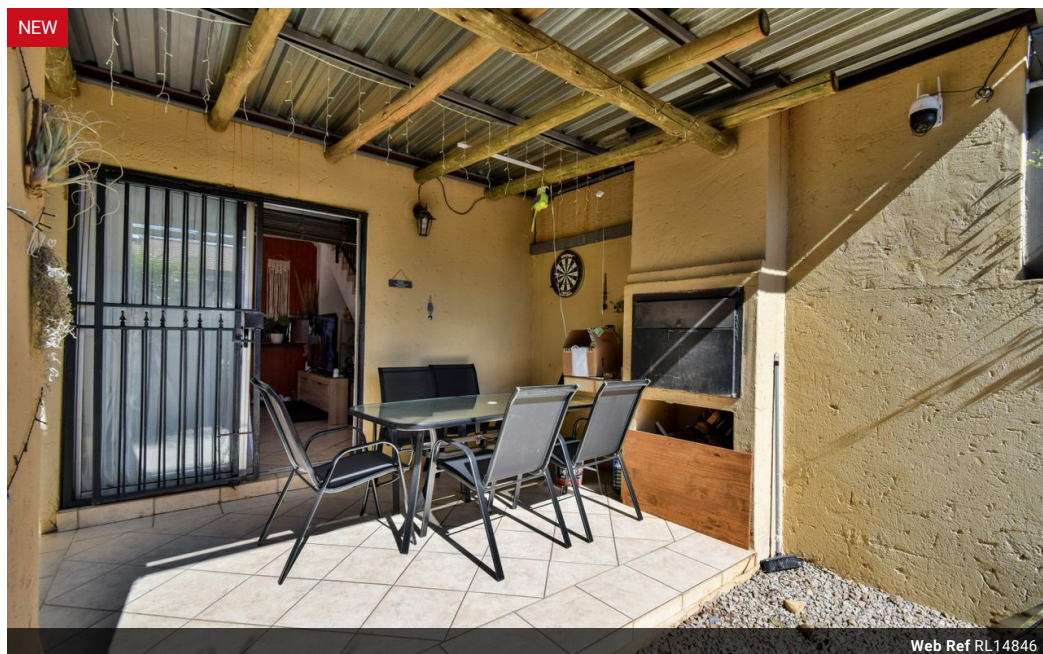
**Fila Kapp**  
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Contact Head Office

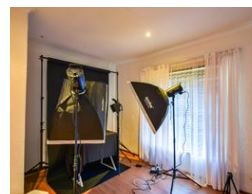
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5 Portofino,  
753 Old Farm Road,  
Faerie Glen  
Pretoria

## 2 Bedroom Townhouse For Sale in Annlin



Web Ref RL14846



# R949,999

2 Bedrooms 1 Bathroom 1 Garage

**Monthly Bond Repayment** R9,484.60  
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** R2,103.4 **Monthly Rates** R671.9 **Sectional Title Levy** R544.3  
**Special Levy** R32.1

### Modern Double-Story Townhouse with Garden & Built-In Braai – Perfect Starter Home!

Step into comfort and convenience with this beautifully maintained double-story townhouse, ideal for first-time buyers, young professionals, or a small family. Featuring 2 spacious bedrooms, a full bathroom upstairs, and a guest toilet downstairs, this home offers functional living at its best.

Enjoy seamless flow in the open-plan kitchen and lounge, leading out to a private stoep with a built-in braai, perfect for relaxed weekends and entertaining guests. The neat garden offers space for kids or pets, and a single garage adds secure parking and storage.

Don't miss out on this stylish, low-maintenance gem in a sought-after complex! Contact Fila today!

### Features

Pets Allowed		Yes	
Interior		Exterior	
Bedrooms	2	Garages	1
Bathrooms	1	Carports / Parkings	1
Kitchens	1	Security	No
Recep. Rooms	2	Pool	No
Furnished	No	Views	False
Sizes			
Floor Size		125m <sup>2</sup>	
Land Size		145m <sup>2</sup>	

