

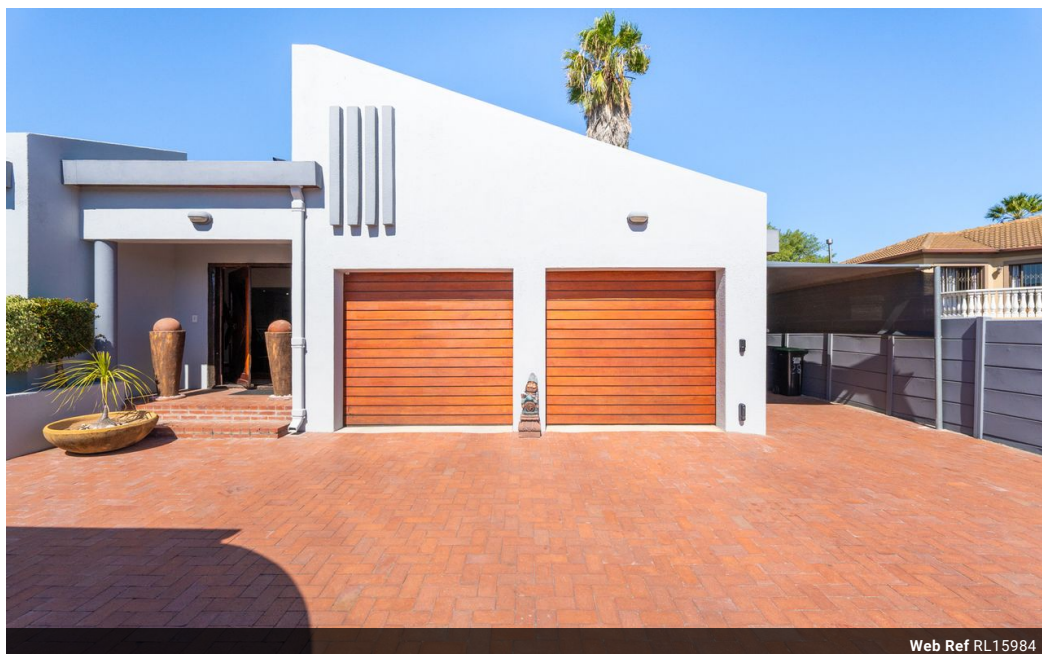


**Lesley Adamson**  
0794998908  
lesley@meridianrealty.co.za

Contact **Virtual Office**

086 1732589

Loft Office 6  
The Woodmill Lifestyle Centre  
Vredenburg Road  
Devonvallei  
Stellenbosch  
7600



Web Ref RL15984



**R4,950,000**

4 4 2

**Monthly Bond Repayment** R50,253.83

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R396,845.00 **Bond Costs** R61,035.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,500

## Exceptional Family Haven in Welgelegen 2 – Stylish, Secure & Income Generating!

Exceptional Family Haven in Welgelegen 2 – Stylish, Secure & Income Generating!

Welcome to a property that effortlessly blends lifestyle, luxury, and long-term value. Situated in the peaceful and highly sought-after Welgelegen 2, this spacious family home features 4 bathrooms (2 en-suite), 4 well-sized bedrooms, and a private flatlet with its own entrance, kitchenette, and bathroom—ideal for generating additional rental income or accommodating guests. The home offers two expansive lounge areas, two dining spaces, a dedicated study, and a beautifully designed kitchen fitted with granite countertops, solid wood finishes, and modern stainless steel appliances including a built-in oven, hob, and dishwasher. A scullery and separate laundry room add even more functionality.

This home truly shines when it comes to entertainment...

## Features

**Pets Allowed** Yes

### Interior

|              |    |
|--------------|----|
| Bedrooms     | 4  |
| Bathrooms    | 4  |
| Kitchens     | 2  |
| Recep. Rooms | 4  |
| Studies      | 1  |
| Furnished    | No |

### Exterior

|                     |      |
|---------------------|------|
| Garages             | 2    |
| Carports / Parkings | 6    |
| Security            | Yes  |
| Pool                | Yes  |
| Views               | True |

### Sizes

|            |                   |
|------------|-------------------|
| Floor Size | 344m <sup>2</sup> |
| Land Size  | 872m <sup>2</sup> |