



Wesley Williams
0795033333
wesley.williams@expsouthafrica.co.za

Contact eXp Realty

087 8212575

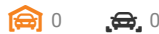
South Africa



Web Ref 7002001-86446



R19,500,000



Exceptional Investment Opportunity in Philadelphia, Western Cape

Versatile Property with Historic Character & State-of-the-Art Studio Facilities

Step into a rare opportunity to own a truly unique and flexible property in Philadelphia, Western Cape—a charming rural town just 40 km from Cape Town, and conveniently close to Durbanville, Malmesbury, and the West Coast. Perfectly situated on the corner of Meul and Hoof Street, just off Philadelphia Road, this 4,789 m² erf is currently in the process of being consolidated and is zoned General Business Zone 1, offering tremendous development and operational flexibility. **Property Overview** The Old Mill (De Malle Meul)

This beautifully restored heritage building offers old-world charm with modern adaptability. The spacious ground floor includes a

Features

Zoning Commercial

Exterior

Security Yes

Sizes

Floor Size 1,456m²
Land Size 4,789m²

Extras

Irrigation System Barbeque pit Kitchen - Extra Entrance Hall Security - System Brick Country Side Energy Backup Unit Veranda South East Restaurant area On Quiet Road Concrete Fire Escape Roof Terrace Old Building Insulated Safe Location South Gas - Natural Fireplace Room Built In Appliances Renovated Open fire Air Conditioning Unit Shower Wheelchair Accessible Near Schools Open Kitchen-Dinette Staff Accommodation Furnished Contemporary Cloakroom Woodwork Protected (Historical) Upgraded Bathroom Unfurnished Good reachable traffic Near Children's Park Mountain Alarm System East Eat-in Kitchen Steel Front Door Near Highway Washing Facilities (in building) Corner Lot Near Motorway Balcony Gas Oven Built In Braai En-suite Bathroom Appliances Included