

Sold



2442 Federal Hwy, Bywong



Lifestyle Acres, Purrrfect business opportunity.

This property hosts 'The Canberra Boarding Kennels' a well known and established business located 22 mins North of Canberra on the Federal Hwy. Purrrfectly positioned for clients and their fur babies. Set over 40 acres of cleared grazing land the property is ideal for a veterinary, dog breeding or just to own your piece of paradise so close to our Capital.

2442 Federal Hwy has income producing infrastructure including; 3 bedroom home, 2 bedroom apartment, caravan with built on living and bathroom, commercial office, 14 large dog runs, 16 Small kennels, 10 enclosed kennels, 6 bay cattery, pet food kitchen, Pet cemetery, stables and store room, 3 bay machinery shed, large storage shed, 3 dams plus a bore with wind mill.

The main residence has a great view over water to the fully fenced and productive pastures. The owners have enjoyed sheep, horses and Alpacas roaming over the land with plenty of water and grass. The home is original in condition and would certainly add value if you were to renovate, or rebuild. 3 bedrooms and 1 bathroom the living areas are open to each other and flow out to the large covered veranda.

The owners decided to convert one of the stables into a modern two-bedroom apartment and have benefited from \$350 per week in rental income. Good size bedrooms and new kitchen and bathroom make this property very comfortable. On its own septic, gas hot water and 22,500 litres of fresh water. We suggest it would lease very quickly and or a great place for a manager, granny flat or older children to call home. The Caravan and annex is dated but comfortable this also can be a quiet and peaceful place for the weekend or leased on a more permanent basis.

There is a commercial office building which has great storage and a teenager retreat currently used as a gym and games room.

Apart from the obvious income generating opportunity this property is all about

3 1 5

Price	SOLD for \$1,000,000
Property Type	Residential
Property ID	712

Agent Details

Ben Stevenson - 0467 046 637

Office Details

Southern NSW
South Eastern & Southern Highlands
Nsw, NSW, 2621 Australia
0467046637

EstateRealty

lifestyle. So well located and on 40 lovely acres. The kennel business may not suit your needs but you are trying to find some acres to call home or the weekender. It's a great place to ride a horse, jump on the mini bikes or watch a herd of Alpacas graze in the paddocks. Here you have all of the above, do as you please at an affordable price.

We are pleased to offer 2442 Federal Hwy, Bywong to the market and are instructed to sell. Please call Ben Stevenson 0467 046 637 to make a time to inspect privately.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.