

102 Dalwood Road, Dalwood, NSW 2477

CENTURY 21

Acreage For Sale

Saturday, 11 November 2023

102 Dalwood Road, Dalwood, NSW 2477

Bedrooms: 10

Bathrooms: 6

Area: 16 m2

Type: Acreage



Noel Outerbridge



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Expressions of Interest - Due 15 December 2023

Peaceful and private, 102 Dalwood Road, Dalwood is an idyllic sanctuary for the entrepreneurial spirit - a harmonious blend of business and pleasure to be enjoyed at one of the most sought-after addresses on the Alstonville / Wollongbar plateau. Set on a picturesque 40 acres, the property can currently yield up to three diverse income streams for the astute investor, whilst offering a luxurious residential premise to oversee business operations. The well-renowned Avonlee Lodge Pet Resort headlines this amazing opportunity - from its strategic location to high repeat business, there is plenty to be impressed with! Boasting 40 kennels and 20 cat suites, plus a selection of deluxe pet accommodations, Avonlee Lodge Pet Resort has been a reputable fixture of the local business landscape for almost thirty years. Carefully curated to ensure quality care and premium service to the ever-increasing number of residents in this popular Northern NSW region, buyers are sure to be inspired by the abundance of potential for further growth opportunity and expansion that is on offer. With room for additional pet suites (STCA) and a demand for premium pet care, this is the opportunity to design the landscape of your own pet resort business while enjoying the financial advantage of having an existing business structure in place. In an area known for its rich red volcanic soil, the surrounding macadamia farm of 2,800 trees showcases an easily managed orchard floor and high kernel recovery varieties. There are two on-site silos and macadamia processing equipment included, and plenty of additional shed storage. The picturesque farm provides a natural screen from the pet resort that enhances the privacy of the two residences on the property. The magnificence of the main residence is evident upon inspection. With tropical-inspired landscaped gardens and an impressive entertainers pavilion overlooking the solar-heated, salt-water pool, the luxury starts well before entering the substantial 6 bedroom home. A custom-designed kitchen features timber bench tops, fine cabinetry and plenty of room to spend time with family and friends. A light-filled and spacious living area forms the heart of the home, and buyers will love the thoughtful floor plan design that integrates two separate wings; one for the family bedroom suites, family bathroom and media room, and the other for the master suite, a second bedroom, a study, and laundry and bathroom amenities. Attention to detail is on display throughout, from the stunning tiled and timber flooring in the living area and built-in sound system in the media room to the reverse cycle ducted and zoned air-conditioning and elegant colour palette throughout. Recently remodelled, the second residence is as inspiring as the main. Beautiful polished timber floors throughout, high ceilings, spacious rooms, stunning kitchen with marble benchtops - this lovely four-bedroom family home ticks all the boxes! Enjoy the creature comforts of reverse cycle ducted air-conditioning and a fireplace, and spending time with family and friends on the large north-facing verandah. One huge benefit lies in the solar installation. Minimise your carbon footprint and embrace the huge benefit of the substantial amount of solar installed, complete with solar battery, also installed on the main residence and the pet resort. Located just 6.8km from the very relaxed and pet-friendly Alstonville township, and an easy 24km to Ballina's beautiful coastline and the increasingly popular Ballina Byron Gateway Airport, 102 Dalwood Road, Dalwood is where your dream lifestyle begins. Contact the exclusive listing agents Noel Outerbridge and Natasha Colefax to schedule your private inspection of this rare-to-market opportunity today. All information contained herein is obtained from sources which we believe are reliable. We make no comment on and give no warranty as to the accuracy of the information. All interested person/s should rely on their own enquiries and should satisfy themselves as to accuracy of all information by way of their own inspections, searches, inquiries, advice or as is otherwise necessary.