

5 D'Rayne Glade, Nambeelup, WA 6207

ACTON

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PROPERTY

House For Sale

Tuesday, 28 May 2024

5 D'Rayne Glade, Nambeelup, WA 6207

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 2 m2

Type: House



Miles Walton
0895502000



Jayden Lambert
0895502000

From \$799,000

Calling all dog lovers, breeders, greyhound trainers and rural lifestyle enthusiasts. Welcome to 5 D'Rayne Glade in Nambelup - where your furry friends' dreams come to life on 5.5 acres of prime, elevated land. This property provides for an excellent rural lifestyle with a sweeping position, well-maintained 3 bedroom 1 bathroom residence and value-packed infrastructure to step-in and take on from day one. Nestled in the Special Use, kennel zone, this property is tailored to meet the needs of discerning dog breeders and greyhound trainers. There's plentiful groundwater, loads of rainwater tanks, versatile accommodations for high-speed hounds and a bright opportunity to acquire over 5.5 acres of land within 10 minutes of Mandurah and just 4km from the Kwinana Freeway. The residence: A modest yet charming 3 bedroom, 1 bathroom home is spacious and well-maintained, double brick construction and positioned with plenty of space surrounding. There's multiple living areas with a front lounge adjoining the master suite at the entry, an open planned family room connecting to the dining and kitchen and superb views out over the kennels and landscape. With a 15m x 8m (approx.) three-phase powered shed boasting a cool room, workshop space, and ablutions, you'll have everything you need for efficient operations. 3 separated internal rooms provide further storage for feeds and equipment. This space is entirely versatile with ample room left for your own personal pursuits. The kennels: The first-class kennel facilities are customised to provide your four-legged companions with comfort, safety, and style. It's the ultimate playground for your canine companions to strut their stuff and show off their champion genes. Purpose built - the kennels on offer here are unquestionably first-class. For those looking for maximum infrastructure there's a myriad of potential uses for the buildings spread across the property, limited only by your imagination. The main kennel block is constructed with double-brick, insulated roof and verandahs either side for thermal efficiency and comfort. Comprising 24 kennels inside with a central breezeway, two dedicated storage and feeding rooms provide plenty of space for preparation. You'll find 24 day yards on the northern and southern sides of the kennel block (12 per side), boasting high quality galvanised cyclone-mesh fencing. At the northern end of the property, availing of the acreage space, you'll discover a further 8 brick kennels with extended runs (approx. 7.5m x 5m), offering room for the dogs to stretch their legs with comfortable housing. There's also a walker which can be restored, completing the package for the professional operation. There's an additional kennel shed which has seen better days, although with some repairs could offer additional accommodations or a dedicated workshop space, whatever your requirements. What next!? Don't let this opportunity to live your dream slip through your paws! Use the 'E-mail Agent' feature of this webpage to contact the Miles Walton team from Acton Belle Property Mandurah today - and unleash the potential of this superb kennel property.