

# 5 Old Maitland Road, Kangy Angy, NSW 2258

## Sold Acreage

Saturday, 23 September 2023

5 Old Maitland Road, Kangy Angy, NSW 2258

Bedrooms: 5

Bathrooms: 3

Parkings: 8

Area: 2 m2

Type: Acreage



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**\$2,873,800**

A sprawling five-acre estate, a stunning family home, and the option to continue an established pet resort business with a full suite of facilities – this superb opportunity is ready and waiting to be discovered! Immersed in picturesque natural beauty with tranquil semi-rural surrounds, coming home to this property will feel like your very own slice of paradise as you roll into the drive via lush, landscaped grounds and soak up the serenity of birdsong and nature all around. Features:- Quality-built and beautifully presented family residence occupying a premium position on an expansive 5.21-acre allotment; a dream locale with endless lifestyle benefits.- Spacious single-level design combining classic quality with sleek modern updates throughout.- Light-filled interiors showcase a fresh contemporary colour palette, warm timber tones, and an immersive acreage outlook from every window.- Inviting gourmet kitchen resting at the heart of the home, complete with gleaming Caesarstone countertops, an abundance of crisp white cabinetry, quality stainless steel appliances, a full pantry, and an integrated breakfast bar before opening out to an adjoining dining area.- Multiple formal and informal living zones offer the perfect space to suit every mood and occasion, flowing out to covered al fresco entertaining decks at both the front and rear, all drinking in the picturesque outlook across the landscaped green grounds.- Palatial master suite with own stunning designer en-suite bathroom and walk-in robe.- Three additional, generously proportioned bedrooms and a dedicated home office.- Spacious family bathroom complete with a bathtub, quality fixtures, and fresh white plantation shutters. Extras include: cosy combustion fireplace (main living), air conditioning (throughout), a spa bath (outdoors, adjoining the al fresco entertaining), and an abundance of off-street parking areas. Current business details:- Commencing operations in 2009, 'Just Like Home' Pet Resort has an excellent reputation as a successful family business, with a significant portion of their clientele being repeat and referral-based. Catering strictly to small dogs, current services include doggy day care and short- or long-term overnight stays.- Designed to cater for up to 60 dogs (as per an existing DA approval), facilities include 2 x large, air-conditioned, and sound-proofed buildings that serve as main kennels. Each kennel offers individual bedrooms for each dog, while outside provides multiple fenced yards with a large play area for dogs to socialise and enjoy.- Indoor reception and additional dedicated toilet facilities for staff and client use.- A total commitment to superb facilities, high-quality care, and an unparalleled level of service. Kangy Angy is a sought-after acreage enclave perfectly set against the magnificent backdrop of Ourimbah State Forest, prized for its community spirit and sense of seclusion while still offering easy access to all the lifestyle benefits of the Coast. A 5- to 10-minute drive takes you to the shopping mecca of Tuggerah Westfield and the adjoining train station, or the sparkling waters of Tuggerah Lake with its meandering walk ways and bike tracks, while a 10- to 30-minute radius offers a diverse selection of the Coast's best beaches, bushwalks, and thriving lifestyle precincts. With an incredibly unique package, this dream property is set to move fast. For further details or to secure your inspection, call Brian Milson today on 0411 381 220.