

516 GONN ROAD, Barham, NSW 2732



Lifestyle For Sale

Friday, 3 May 2024

516 GONN ROAD, Barham, NSW 2732

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 33 m2

Type: Lifestyle



Lauren Polkinghorne

Expressions of Interest

Discover a unique real estate opportunity – a 33.44Ha property seamlessly blending business and lifestyle. This expansive package includes an established dog breeding business with further potential for grooming and/or boarding enterprise, including welcoming family residence. The property showcases a charming house surrounded by sandhills, usable acres, complete with sheds and various outdoor spaces. Set amongst avocado trees and picturesque irrigated farmland. This property features a DA-approved large Dog breeding/boarding Establishment - making it an ideal investment for breeding, boarding, and dog training. Residence - Located just a short 10-minute drive from town, this stylishly renovated 5-bedroom plus study home has been a cherished part of the same family since the 1970s, and now it's ready to create new memories for a lucky new family. As you step inside, you'll be greeted by a modern color scheme that perfectly complements the natural environment, creating a peaceful oasis that feels like home from the moment you arrive. A beautiful wide, stairway invites you onto the verandah and into the open timber-floored living and kitchen area, where you'll find everything you need for comfortable living, including an electric oven, cooktop, dishwasher, and large plumbed fridge space. The master suite is a true sanctuary, boasting a spacious ensuite with a double shower and his and hers vanity, an expansive walk-in robe, split system, and ceiling fan. With views overlooking the pool, deck area, and rural backdrop, this room exudes tranquility and relaxation. The remaining four bedrooms are equally generous in size, ensuring ample space for family and guests. Outside, a massive raised outdoor area awaits, overlooking the pool and featuring ceiling fans, ducted cooling, a TV port, and a large L-shaped outdoor kitchen complete with fridges, a rangehood, plumbed sink, and double kegerator. With plenty of room for outdoor lounging, dining, and entertaining, this space allows you to enjoy the Aussie outdoor lifestyle all year round. And let's not forget the stunning inground Compass saltwater pool, complete with a large outdoor beach umbrella for shade. Second residence: Ripe for renovation! Ideal for potential manager, additional family, office space. But the opportunities don't end there! The current family operates a DA Approved dog breeding facility, with new infrastructure constructed just 7 years ago. There's an amazing opportunity to purchase this family-owned and operated business as an ongoing concern and part of the negotiation for the property. Business – Woodpark Estate Your potential includes ownership of Purebred Golden Retriever & Goodles. This unique proposition extends to purchasing the entire business, complete with dogs ready for immediate revenue generation. “Woodpark Estate” is a dedicated service and has a commitment to exceptional pet care. - Premium facility offering purpose built kennels with indoor/outdoor and shaded areas- Kennels located in separate blocks, for an ease of managements- Large lawned areas for wellbeing and social engagement.- Well established and ready for a motivated investor/owner operator- over 25 years of industry experience.- Potential for Multi-service approach allows for multiple revenue streams and growth potential- Established and capable team of managers and support staff- Diverse and loyal clientele. Agents Comments Growth Opportunities: The pet care industry continues to experience high growth, and with a strong foundation in place, there are ample opportunities for further growth and diversification within this business. Strategically located close by to border townships Barham / Koondrook allowing the business model to double up its income stream from various holiday periods in both Victoria and NSW. (Boarding potential) Seize this once-in-a-lifetime real estate and business investment opportunity that caters to both entrepreneurial ambitions and a family lifestyle. Current owners are looking to retire from the industry, but keen to assist a new buyer with handover process. Detailed financial information will be shared with serious inquiries after signing a Confidentiality Agreement (CA). Visit www.woodparkestate.com.au for more information on the business aspect.