

**54 Kellys Road, Onkaparinga Hills, SA 5163**

**CENTURY 21**

**Acreage For Sale**

Thursday, 16 November 2023

54 Kellys Road, Onkaparinga Hills, SA 5163

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 12**

**Area: 2 m2**

**Type: Acreage**



Simon Paterson

**\$1,399,000 to \$1,537,000**

Discover the perfect blend of country living and business opportunity in the heart of Onkaparinga Hills, South Australia! This unique property presents an idyllic lifestyle, an established business, and a bright future for those seeking the best of both worlds. Your Dream Home Awaits Nestled on a sprawling parcel of land, this residence offers spacious living and breathtaking views of the treetops. With 5 bedrooms, 3 bathrooms, and modern amenities, this home is an oasis of comfort and tranquility. Relax on the veranda while taking in the peace, calm and tranquility. The home offers a fully self-contained unit under the home. Thriving Business with Endless Possibilities - Dogs and Mogs Kennels and Cattery. A highlight of this property is the thriving business attached to it. The well-established dog kennels and cattery have shown exceptional growth over the past three years, thanks to meticulous care and numerous infrastructure improvements. Catering to pet lovers and owners, this business is a golden opportunity for entrepreneurs or pet enthusiasts. Website- [www.dogsandmogs.com.au](http://www.dogsandmogs.com.au) Instagram- [dogsandmogssa](https://www.instagram.com/dogsandmogssa) Key Features #22300SQM (5 acres). #Open plan and well-maintained residence. #Expansive veranda with stunning treetop views. #Mains water #Huge 81 SQM Workshop #10 minutes drive to Adelaide's Southern Beaches #Thriving dog kennels and cattery business. #Exceptional growth and infrastructure enhancements. #Convenient location near schools, shopping, Southern Expressway and sporting facilities. #Unleash Your Entrepreneurial Spirit with opportunity to grow the business further. #Seize this opportunity to continue the legacy of a thriving business or embark on a new venture in a niche market with a loyal clientele. The property offers endless possibilities for those who wish to combine a fulfilling lifestyle with a prosperous business. #Income of \$272,595 (FY22/23) #Exceptional ROI Contact Simon Paterson today on 0883811111. Don't miss out on this once-in-a-decade opportunity. Contact me now to schedule a viewing or inquire about the vast potential of this unique property. Live your dream in Onkaparinga Hills, South Australia, and watch your investment grow! Property Details Location: Onkaparinga Hills, South Australia Bedrooms: 5 Bathrooms: 3 Fully self-contained unit located under the home. Ideal for independent family members. Land Size: 2.23ha (5 acres) Business: Dogs and Mogs - dog kennels and cattery