

9 Short Street, Deepwater, NSW 2371

 buymyplace

House For Sale

Thursday, 13 June 2024

9 Short Street, Deepwater, NSW 2371

Bedrooms: 4

Bathrooms: 2

Parkings: 9

Area: 9064 m2

Type: House



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1300289697

\$690,000 – \$720,000

Phone Enquiry ID: 228179 Discover the charm and potential of Deepwater Dog Boarding Facility, a sanctuary for pets and a dream opportunity for animal lovers. Located at 9 Short Street, Deepwater, NSW, this unique property offers everything you need to run a successful boarding, breeding, and training business while enjoying a serene lifestyle in a picturesque setting.

The Home: Inviting 3-Bedroom House: Open-Plan Living: Spacious living, dining, and kitchen areas perfect for family gatherings. **Master Suite:** Enjoy a large walk-in wardrobe and ample space. **Cozy Office:** Ideal for work or study. **Comfortable Bedrooms:** Both additional bedrooms feature built-in wardrobes, and one includes a separate gaming/office room. **Luxurious Bathroom:** Spa Bath & TV. **Additional Living Spaces:** A puppy whelping room that could also be used as a sunroom and a versatile large secondary living room/rumpus room. **Practical Amenities:** Laundry has a secondary toilet, and house features a full front veranda adorned with wisteria. **Sustainable Living:** Includes a 15kW solar system with 30 panels, two wood fires & an overflow Septic System. **Property Perks: Convenient & functional Parking:** Attached double carport, Double Garage with concrete floor and power & Loop Driveway. **Ample Water Supply:** Ten 1000L water tanks around the property. **Lush Gardens:** Well-established gardens, a veggie patch, and two tranquil ponds. **Secure and Private:** Fully secured with 1.5m fences and remote electric solar wrought iron gates. **Land & Location:** Large 2.2 acre corner block, located in the Village Deepwater. **Business Highlights: Versatile Pet Care Facility:** Approved for dog boarding, breeding, and training, ensuring a wide range of services for your clients. **Established Reputation:** Loved by customers with a 5-star google rating, known for its personalized care and excellent service. Easy access for clients from nearby towns, enhancing convenience and reach. **Top-Notch Kennel Facilities:** Five divided dog cabins with concrete floors and artificial grass, ample play areas, a quarantine dog shed and yard, and multiple storage sheds. **Expansion Potential:** Previous DA approved for a second dwelling & business opportunities to expand services such as grooming, training, and pet supplies to increase revenue. **About Deepwater Village:** Deepwater is a quaint village known for its friendly community and serene environment. Nestled in the picturesque New England region of New South Wales, it offers a perfect blend of rural charm and modern amenities. **Local Shops:** Enjoy the convenience of the Local Foodworks, Petrol station, Diner, Produce & Bakery. **Community Amenities:** Features 2 children's parks, Police Station, RFS, 2 Pubs, and a tennis courts, perfect for family recreation and community activities. **Schooling:** Public Primary School & Bus Service for Glen Innes or Tenterfield High School. Bus stop & Primary school all within walking distance from the property. **Outdoor Adventures:** The local river, within walking distance from the house, is ideal for fishing, spotting platypus, kayaking, and enjoying the natural beauty. **Location Highlights: Proximity to Major Cities:** Sydney: ~ 500 km, Brisbane: ~ 350 km, Armidale: ~ 100 km, Coffs Harbour/Beach: ~ 250 km. **Why You'll Love It:** Imagine running a successful pet care business while living in a beautiful home surrounded by nature. This property offers the perfect blend of work and lifestyle, with endless possibilities for growth and personal fulfillment. **Contact Information:** Ready to make this dream a reality? Contact Pawz Crossed, Deepwater Boarding Facility to learn more and arrange a viewing. Don't miss this rare opportunity to own a piece of paradise in Deepwater, NSW! Embrace the vibrant, fulfilling life you've always wanted with Deepwater Boarding Facility.