

**68 Quia Road, Gunnedah, NSW, 2380**



**Acreage Semi-rural For Sale**

Saturday, 10 August 2024

68 Quia Road, Gunnedah, NSW, 2380

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Acreage Semi-rural**

## **INDUSTRIAL PROPERTY WITH ESTABLISHED IMPROVEMENTS**

Located in the heart of Gunnedah's industrial precinct, this established property is situated on a generous 2.056 hectare, E4 General Industrial zoned site. Fully serviced allotment including solar power provisions, and the Kamilaroi Highway is in close proximity. The property is currently operating as a pet boarding facility, with increased capacity potential. The three-bedroom home offers the option of an on-site residence or second income stream.

Improved with a three-bedroom, single bathroom residence, separate office and pet boarding facilities.

The property is licenced for boarding 150 animals.

Established client base and the only operating pet boarding facility in Gunnedah.

Opportunity to acquire as a going-concern with expansion potential.

Re-development opportunity within the E4 General Industrial zone.

Please call Bonnie on 0455 744 472 or Tom on 0429 442 313 for further information and to arrange your private inspection.