

47321 Bruce Highway, Iveragh, Qld 4680



House For Sale

Monday, 8 July 2024

47321 Bruce Highway, Iveragh, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 1 m2

Type: House



Cheryl Kurtz
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Expression of Interest

Seize an exciting opportunity to operate a well-established Pet Resort Business while you live your dream lifestyle on a lovely acreage block only 20 minutes' drive to the beautiful Tannum Sands beaches. THE DWELLING* Spacious cottage style home modernly appointed throughout* 3 bedroom all with built-in robes, glass sliders to outdoor area, 2 air-conditioned, master offering walk in robe & good size ensuite* Open plan air-conditioned living areas* Large as new kitchen with walk in pantry, dishwasher & gas cooktop* Family bathroom - vanity, bath & shower* Laundry* Fully length fully enclosed outback verandah for use all year round, not to mention the mountain outlook whilst entertaining or relaxing* Gazebo & spa * Full security screens* 4 bay carport plus 9mx 6m shed with power & lightsTHE PROPERTY* Flat and well maintained 4.68acre property - fully fenced* 3 tanks (1 for bore water)* Fully functioning bore* 6kw solar to keep the electricity bills lowBUSINESS INFRASTRUCTURE*SMALL DOG Kennel House, Capacity for 60 Small Dogs plus Kitchen prep area, also including fully enclosed secure play yard.*MEDIUM / LARGE DOG Kennel House, Capacity for 29 Dogs including fully enclosed secure play yard and bath area.*LARGE DOG Kennel House, Capacity for 24 Dogs including fully enclosed secure play yard.*CATTERY, Capacity for 52 Cats plus kitchen area, fully lined and Air-conditioned.*OFFICE, Office/reception area - Besser block construction, fully air-conditioned, fully property video surveillance system in place* Potential to add additional services (yards, pens etc)BUSINESS DETAILS* One of most enticing aspects of this opportunity is the seamless operations. The day to day running of the business is expertly handled allowing the current owners to enjoy a flexible schedule.* Currently generating strong revenue & profits, with the potential to further increase returns by expanding.* Strong reputation, extensive client base and very loyal following, this is certainly a trusted resort among animals owners & vets for delivering professional, personalised & expert services* Full accountant prepared financials available* Please note - Interested parties will be required to sign a Non-Disclosure Agreement (NDA) before receiving details financial information.KEY FEATURES* Owners willing to discuss options for support & training during the transition period* Strategically located on the Bruce Highway for easy access* Experienced and dedicated staffDon't miss your chance to embrace a pet loving lifestyle and a profitable business with endless opportunities and flexibility - It could be the change you've been thinking of.