

**49 Texas Road, Jensen, QLD, 4818**



**House For Sale**

Saturday, 10 August 2024

49 Texas Road, Jensen, QLD, 4818

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Type: House**

## **Pet lovers welcome ! Unique Home Business Opportunity - Kennel Licence - Three bedroom home - 4 bay large shed - kennels - 1 acre**

Currently vacant, this home property/business has a license for boarding Kennels & Cattery and offer's the freedom for the successful purchaser to operate a home based Pet Care business in the Townsville's fastest growing Northern Beaches area.

Ideally suited to the dog and cat lovers amongst you, the home was set up with distinct purpose by animal lovers themselves and will take very little effort to reopen.

The property consists of a three bedroom home with two of the bedrooms having built-in robes, has tiled/vinyl floors throughout, split system air conditioning, is fully security screened and has a fully functional kitchen.

There is also a veranda/patio to the front and back of the house.

The home functions as a dwelling and office and reception if needed.

At the front as you enter through the gates there is a large 12 x 13 m 4 bay shed with awning. This offers the dual functionality of a shed, additional undercover parking, room for cat cages, or a Pet Goods/Accessories shop. One of the bays is air-conditioned.

Previously owned by dog lovers who were also greyhound trainers, with animal welfare to the fore, the allotment has been partitioned with fencing to allow for open areas for dogs to exercise. This compliments the extensive array of 32 kennels, in bays of 10, 10, 5,4 ,4 and 3. Some kennels have runs.

There is ample car parking and the property is designed in a secure fashion to ensure animals are not only safe but also well cared for at all levels.

### **THE PROPERTY**

- Three bedroom home
- Fully tiles and vinyl flooring
- Fully air-conditioned
- Front and rear patio
- Security screens
- 4 bay shed / workshop with carport area to the front of each bay
- 1 Bay air-conditioned and previously used for cats
- 4000 m2 fully fenced allotment
- Separate exercise yards partitioned throughout to block
- 32 Kennels (current licence for 25 dogs) (See photo)
- 100 metre round yard
- Previously Able to accommodate up 80 cats with approved cat cages
- Ample parking on site
- Additional carport off the home
- Room for horses at rear
- Fully fenced 4000 m2 allotment

### **THE LOCATION**

- Super convenient location in the northern beaches growth corridor
- Short drive to Bruce Highway and Ring Road
- Short distance to Deeragun supermarkets and fast food outlets

- Short drive the Northshore Shopping Precinct, Medical Precinct, Bunnings, Gym, Pool
- Close proximity to St Anthony's Primary School, Northern Beaches High School