

"The Drovers Rest" 785 Dry Plains Road, Wambook, NSW 2630

KIRSHNER MACKAY
Property & Livestock

Lifestyle For Sale

Saturday, 29 June 2024

"The Drovers Rest" 785 Dry Plains Road, Wambook, NSW 2630

Bedrooms: 4

Bathrooms: 1

Area: 6 m2

Type: Lifestyle



Nick Kirshner
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For Sale - Asking \$1,800,000

• Real Property, including dog and cat boarding business, first time offered for sale • Originally established in 2001 by the current owners • Located about 12 km west of Cooma, in a convenient location along Dry Plains Road • Outstanding database of around 3,500 clients with a large percentage of regular return business • A total of 60 runs, including 14 outdoor yards for dogs, often accommodating up to 80 dogs at peak times. Accommodation for 20 cats under the current arrangements • Dog wash and grooming space, front of office and reception • Main house 4 bedroom, 1 bathroom, separate WC, spacious family room, open plan kitchen, living, dining, verandah plus outdoor entertaining • Internal laundry • Standalone 1 bedroom granny flat, open plan living, bathroom/laundry, verandah • 3 kW back to grid solar • Garage and workshop 10.5m x 7m • Water supply via bore, rain water harvesting plus 1 dam, 4 tanks storing around 65,00L water • Shale derived soils, fenced into 4 paddocks plus house yard • Lightly timbered, scattered eucalyptus, pines and deciduous trees
Agents Comments: The sale of "The Drovers Rest" presents an outstanding opportunity to acquire an excellent business with an unsurpassable reputation for its high standards of care for all their four-legged customers. The Drovers Rest can easily be operated by 2 people with the occasional help at peak times offering comfortable accommodation for the operators plus a separate guest cottage or granny flat. "The Drovers Rest" has been operating as a profitable operation for some 20 years, our vendors have decided that the time has come to hand the reins over to new custodians! "The perfect treechange, home and business"