347 FURLEY ROAD, SOUTHERN RIVER, WA, 6110









SOLD

PURE POTENTIAL.

Introducing a remarkable property nestled in the heart of the kennel district. Whether you're an astute investor or a passionate dog lover looking to turn your passion into profit, this unique property is the perfect opportunity.

Situated on a sprawling 4006 sqm block, this property boasts a range of features . With 34 licensed dog kennels, dedicated exercise yards, a feed shed, and a separate office, every aspect has been thoughtfully designed to meet the needs of both pets and their owners.

As you explore further, you'll discover a solid 3-bedroom brick and tile home, from the 80s. Inside, you'll find a formal lounge, dining area, and a cozy family room, providing ample space for relaxation and entertainment. The kitchen and bathroom have been tastefully renovated, adding a modern touch to this classic abode.

To ensure year-round comfort, the property is equipped with ducted evaporative air conditioning, allowing both humans and furry friends to stay cool during the warmer months. Step outside onto the expansive patio, offering a generous space for outdoor gatherings and relaxation.

The potential for this property is truly immense. With projected kennel income in the high $100K per annum, based on a 50% occupancy rate, you can tap into a lucrative revenue stream. Alternatively, you have the option to rent out the kennels separately, creating a dual-income property with endless possibilities.

Don't miss out on this exceptional opportunity to invest in a property that combines your love for dogs with a profitable venture. Arrange a viewing today and unlock the doors to a world of potential and success.

3 BED | 1 BATH | 1 CAR

PRICE:
$750,000

OPEN FOR INSPECTION:
N/A



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