79 COALMINE BEND ROAD, COLEBROOK, TAS, 7027









SOLD

A MONEY MAKER

If you are a Dog Breeder, Grey Hound Trainer or a dog lover looking for a property to start your own animal boarding kennel and cattery, then this property, just 40 minutes from Hobart and set on 17.8 Acres, has all the infrastructure in place and ready to go.!

However, if you are an investor looking for a purse pleaser, there is currently a tenant in place on a month to month lease. who is eager to sign a long term lease so they can continue to run their successful Boarding Kennel business. For the astute Investor, this property is expected to return up to 6.4 % approximately, depending on the rental terms negotiated.

Inside, the four bedroom sturdy brick home offers large bedrooms, some with BIR, an office, a large open plan living area with wood heater, plus a huge modern kitchen and bathroom.

The animal infrastructure is as follows:
Large American Barn plus alternative shedding - all with indoor kennels
Dog day yards
Dog exercise/training area
Several water tanks plus a large dam with pump
Small sheep paddock at front of property
Room for a few horses

Set on a peaceful country no through road, there are no close neighbours to bother.
This property has to really be seen to be appreciated.

Inspections are by appointment only

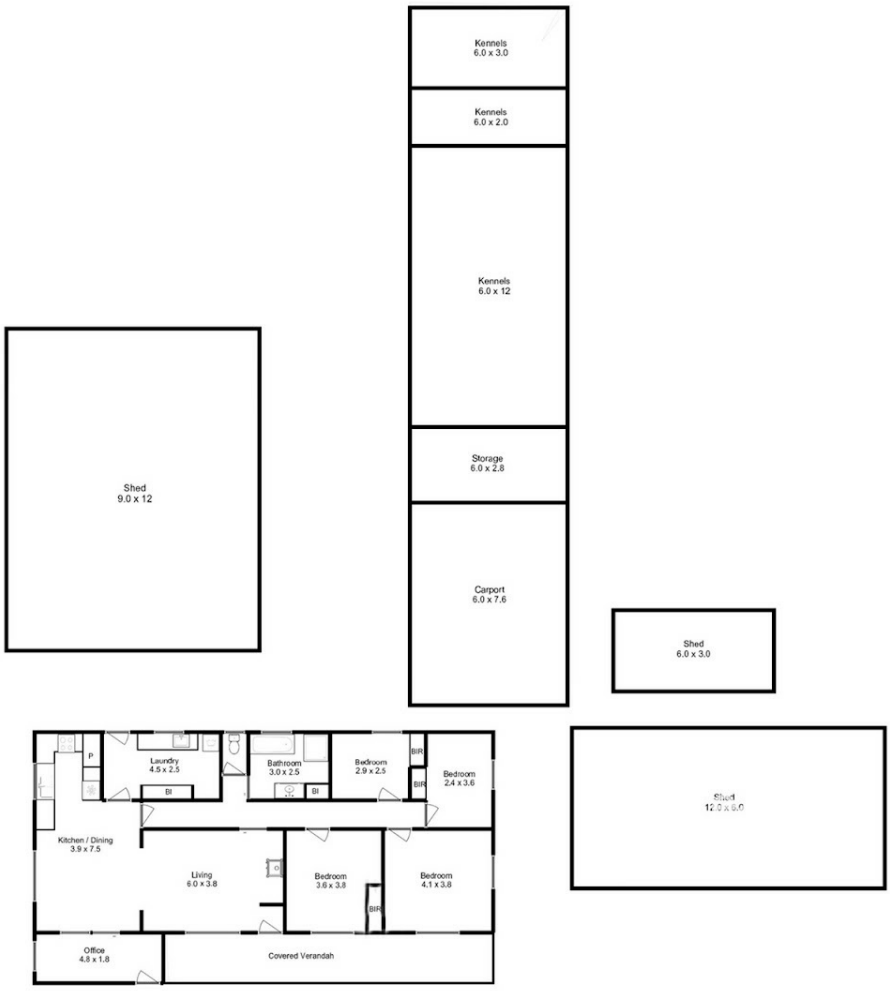
4 BED | 1 BATH | 2 CAR

PRICE:
$540,000

OPEN FOR INSPECTION:
N/A



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Approx.House Floor Area : 146 sqm
Total Approx. Outbuilding Area : 363 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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