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325 Oaks Road Thirlmere NSW

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Price : \$ 2,200,000

Land Size : 6.47 ha

View : <https://www.acreagesales.com.au/7319676>



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#### Dog Breeders/Trainers - Under Instruction To Sell

United Realty are proud to present this 5-star boarding kennel on approx. 16 acres in thriving Thirlmere, with a four-bedroom home, two-bedroom granny flat (STCA) and indoor swimming pool.

If you are a dog breeder or trainer, this property boasts everything you desire including a licence for 50 dogs at any given time; with no expense spared, the property is currently ideally setup for greyhound breeding and training and anyone within this industry will truly appreciate everything on offer.

The dog facilities include:

- 6 large raring yards (100 m x 10 m)
- 13 smaller raring yards (70 m x 10 m)
- Fully fenced with kennels
- Approx. 15 m x 8 m shed with indoor 10 m x 4 m in-ground swimming pool (saltwater and heated)
- 320 m straight track - fully watered
- 2 x 130 m sand runs - fully watered
- Separate, fully fenced bull ring
- 42x indoor racing kennels fully catered for, feeding facilities, cool room, etc.
- Fully irrigated property with town water

The single-level brick residence offers accommodation via four bedrooms, all with built-in wardrobes and two modern bathrooms. There is a modern, timber kitchen and formal lounge and dining area as well as an outdoor entertaining area. While the separate granny flat which can be inhabited for extended family or as a trainers/caretaker's quarters, etc. includes two bedrooms, two bathrooms, electric cooktop and split-system air conditioning (STCA).

This property must be viewed to truly appreciate the superior facilities and true value for money and the vendor wants the property SOLD. Don't delay, inspect today.

Other features:

- Approx. 6.47 ha
- Large street frontage
- Town water, septic system
- 3-phase power
- Ducted air conditioning
- Slow combustion fireplace
- Landscaped gardens
- Double garage
- Beautifully established trees
- Large dam with pump

\* Please note that all webpage enquiries require a contact number AND an email address. Enquiries that do not have this information will not receive a response.

\* Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.



GRANNY FLAT

MAIN HOUSE



### 325 Oaks Road, Thirlmere

Floor plans and site plans are for illustrative purposes only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, cupboards etc are approximate only.