








## QUALITY LIFESTYLE PROPERTY WITH PROFITABLE BUSINESS – INVEST WITH CONFIDENCE SP1518

This quality property is being offered for Sale and located only 9 min from the heart of Heathcote, the property features large 3/4 bedroom, oversized master with ensuite, central bathroom layout with multiple spaces both formal and informal living zones, and a bonus – inground solar heated swimming pool.

Family home is set on 45 Acres with unique opportunity to purchase together a well-established, 5 star Google reviewed and highly regarded Boarding Kennels in Heathcote.

**Property for sale: $1,300,000.**

**Business for sale: $450,000**

The home features well-appointed kitchen with large island bench and boasts stainless steel appliances and fan forced oven. With 22sqs of living area plus double garaging under the roofline this is an extremely practical home that has vistas to every corner of the property and beyond.

4 2 2 45.00ac

| | |
|---|---|
| **Price** | $1,750,000 |
| **Property Type** | Commercial |
| **Property ID** | 489 |
| **Land Area** | 45.00 ac |
| **Floor Area** | 22 m2 |

### Agent Details

Serge Tsundra - 0434 450 784
Peter Fotop - 0423 322 226

### Office Details

Victorian Brokers
1147 Glen Huntly Rd Glen Huntly
VIC 3163 Australia
03 9918 6739

VIC Brokers
Business, Commercial & Real Estate

Refrigerated heating and cooling to the whole house, combination of 10kW split system and evaporative cooling, open fireplace and wood burner assures year-round comfort throughout the home. The three 26,500L rainwater tanks provides ample supply to the home and pool.

From the living area you entering into a spacious 3 bedroom layout, with a personal home office or 4th bedroom. Master bedroom with a walk-in robe and private modern ensuite.

The home is set behind secure fencing, amidst well-presented formal gardens that feature mature flowering plants, trees that enhance the expansive and dispersed lawns, established large vegetable garden and fruit orchard. In addition, 2 dams which have a combined capacity of 4.5 megs. Outstanding shedding includes a 30m x 8m combination lock-up and open fronted shed for storage or business operation.

A short drive leads you to the main streets of Heathcote and its vibrant cafe culture, as well as any amenities you may need, such as schools, parks, banks and supermarkets.  Enjoy the many Cellar Doors in this well regarded wine region all within a short drive.

Viewing this property is a must to appreciate its unique position and understand the opportunity on offer.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*