



9 Lewis Rd, Ladys Pass



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 22sq 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.

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

Agent Details

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Office Details

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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 enter 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.

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