



Bulla



## Pet Boarding Kennels No Dog Limits Business RS1586

Own a thriving, family-run pet boarding business in a prime location near Melbourne Airport that can be Fully Managed by staff without an owner residing at the property!

This established pet boarding and cattery operation has been delighting clients since 1980, offering services in a peaceful country setting.

With spacious kennels, courtyards, and personalized care, it's the go-to spot for dog and cat owners needing reliable boarding services.

**Business for sale at \$300,000**

**Property valued at \$2,000,000**

### Key Highlights:

- **Valuable Legacy Permit:** Operates under an old permit with no restrictions on the number of dogs, enabling unlimited capacity for growth and higher revenue potential
- **Current Admin/All Rounder** employee is asking to become a full time manager and can reside at the property for an investor model operator
- **Prime Location:** Serene country spot in Bulla, VIC – just 10-15 mins from Melbourne Airport, ideal for travellers and locals

<b>Price</b>	\$2,300,000
<b>Property Type</b>	Business
<b>Property ID</b>	560

### Agent Details

Serge Tsundra - 0434 450 784  
Robert Wilson - 0488 558 582

### Office Details

Victorian Brokers  
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- Fully equipped facility with kennels, runs, and amenities; loyal client base with repeat business and referrals of about 50%, which is rare in the industry
- **Low Overheads & Efficiency:** High margins from materials (Free Water) and operations; experienced staff can stay on for smooth transition
- **Growth Upside:** Add online bookings, improve the facility, or leverage airport proximity for more valet services.

**Main residence – Country style and quality:** 3 Bedrooms, 1 bathrooms property with a renovated modern kitchen to enjoy, all situated on 7 picturesque acres with an abundance of space, featuring natural creek with free fresh water, large shed and Boarding facility for dogs.

### **Why This is Your Perfect Investment:**

The legacy permit without dog number restrictions provides a rare competitive edge for scaling operations. The current owners are retiring, offering full training, handover and supportive staff for a seamless takeover.

### **Ideal for:**

- Passionate pet enthusiasts wanting a rewarding lifestyle business
- Couples or families looking to live/work in a beautiful Metro area
- Investors seeking a cash-flow positive operation with expansion potential

### **Don't miss this rare chance to step into a Pet Resorts industry!**

Contact Serge or Robert for a confidential information pack and site inspection.

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