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3 HOMES ON 5 ACRES + (\$250k P/A BUSINESS IF INTERESTED)

85 Mahaffey Road, Howard Springs **\$700,000**

**3 BED, 2 BATH, 2x1 + 1X1 SEPARATE FLATS, 4 CAR SHEDS, POOL
GO RURAL & PAY OFF YOUR PROPERTY IN JUST A FEW YEARS**

THE BUSINESS OPPORTUNITY

Business opportunity "Purrs & Paws" grossing \$250,000p/a
Dog kennels housing 39 dogs with 3 open runs
Cattery housing up to 50 cats
Stables for 4 horses
Property certified to operate as a commercial kennel & cattery

THE ACCOMMODATION

Three separate homes:
One 3 x 2 to call home
One 2 x 1, separate flat currently a cattery 104m2
One 1 x 1 separate flat 38m2

All buildings fully air-conditioned. Main buildings all certified. All tidy presentation inside
The main homes offer huge covered entertaining. Cooling, easy care in ground pool in an enclosed Balinese setting

THE GROUNDS

5 acres, totally dry & private
2 X 2 bay open shed
Multiple garden sheds
Stables for 4 horses
Chook pen
Bitumen sealed driveway
Established landscaped gardens, tropical fruit orchard
Grass paddocks and rain forest
Multiple water tanks and septic systems
Good bore pumping 7 lt/sec

THE MAIN BUILDING

Painted block, ground level home, built pre 1975
250m2 approximately under roof, spacious yet low maintenance
Colorbond roof
Solar hot water
Full length verandah
Double carport

THE LOCATION

Quiet cul-de-sac street bush & close to Coolalinga Shopping Centre. Walk to the bus.

THE PRICE

The price was set by a paid independent valuation company to provide accurate pricing and guaranteed finance approval to buyers pending only on a bank valuation.

Book your private viewing today.



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Principal

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