

Under Contract



Chiltern



## Family Home set on 18 Acres with a Boarding Kennels Business

Family home is set on 18 Acres with unique opportunity to purchase together a well-established with 5 star Google reputation and highly regarded Premium Boarding Kennels in Chiltern.

**Main residence:** 4 Bedroom house, 3 bathrooms with a swimming pool to enjoy, abundance of space, basketball court and large maintenance/multipurpose 15m x 7m shed.

The home features a large kitchen, that is open to a generously proportioned every day family living zone. Separate lounge and separate dining offers plenty of space for even a substantial family to zone off when solitude is needed or the kids have some friends over.

Large master bedroom with its own ensuite is located downstairs. Additional 2 bedrooms are located in opposite end on the house with joint entrance to bathroom and laundry facilities.

Upstairs you will enter into a spacious 2 bedrooms layout with balcony and ensuite facility.

**Second residence:** 2 Bedroom house, open space kitchen and living area, large bathroom / laundry, freshly renovated with a great layout, could be

3 18.00 ac

Price	\$1,700,000
Property Type	Commercial
Property ID	422
Land Area	18.00 ac
Office Area	397 m2

### Agent Details

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### Office Details

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used for an additional family, manager or rented out, the choice is yours.  
Fully separate backyard with its own fencing.

**Internal Features:**

- Spacious and Functional Kitchen
- Stainless Steel 900mm Appliances With Dishwasher
- Evaporative Cooling and Ducted Bottled Gas Heating

**External Features:**

- Garage Space
- Oversized Carport
- Secure Front Fencing and Gates
- Established Formal Gardens and Driveway
- Swimming Pool for Outdoor Living
- Basketball court
- Multipurpose 15mx7m shed

A short drive leads you to the main street of Wodonga/Albury in one direction & Wangaratta in the other direction. Both areas plus their surrounding small towns have a vibrant cafe culture, many wineries, as well as any amenities you may need, such as schools, many medical & healthcare providers, parks, banks and supermarkets

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

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