



104 Four Mile Lane, CLARENZA, NSW 2460

Lifestyle Acreage with Thriving Business Opportunity

10.02 hectares, 24.76 acres

The owners welcome all offers, which will be considered on or before Sunday, 12th October.

Live the Dream â## Flood-Free Rural Haven with Award-Winning Pet Resort

Welcome to a truly unique offering: a flood-free, 25-acre rural property combining lifestyle, income, and opportunity. Only 10 minutes from Grafton's CBD yet nestled in a tranquil country setting, this haven offers the serenity of nature, abundant wildlife, and the convenience of proximity. With the Pacific Motorway just six minutes away, Grafton Airport five minutes' drive, Coffs Harbour within 45 minutes, and the Gold Coast only 2.5 hours, the very best of both worlds awaits.

The Business â## Skye Park Pet Resort & Day Spa

Established in 2014, this award-winning, licensed dog and cat boarding facility is widely recognised as the premier choice in the Clarence Valley and Northern Rivers. It is more

TYPE: For Sale

INTERNET ID: 133P0151

SALE DETAILS

Expressions of Interest

CONTACT DETAILS

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Benny Holder
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than just a business - it's an essential community service, providing trusted care for pets during holidays, emergencies, and short-notice stays.

Highlights include:

- Facilities: 61 roomy indoor/outdoor kennels, 16 cat units, large grassed exercise areas, air-conditioned or mist-cooled comfort units, and a fully equipped kennel kitchen.
- Operations: Easy-to-use computerised booking system, extensive customer database, hydro bath and grooming facilities ready for expansion, plus a fully set-up pet taxi van.
- Awards: Multiple accolades, including Clarence Valley Business Excellence Awards (winner and finalist across several years), New Idea Magazine's Best Local Business (2021), and feature recognition in In Good Company, a Northern Rivers Business NSW showcase.
- Reputation: Strong veterinary referrals, consistent demand, and loyal clientele across Clarence Valley, Northern Rivers, Brisbane, Gold Coast, Sydney, and beyond.

Business Performance & Growth

- Bookings: Minimum of 2,220 between July 2024 and June 2025.
- New Customers: 270 new clients during the same period, averaging 22.5 per month.
- Holiday Operations: Christmas/New Year bookings open 1st November and sell out within 24 hours, reaching full capacity (approx. 16 cats & 100 dogs).
- Opportunities: Expand advertising, extend services to include birds, reptiles, rabbits, and horses, and develop grooming into a lucrative new revenue stream (average grooming services currently priced from \$90).

This is a walk-in, walk-out business with fully trained staff in place - ready for the next owner to either expand aggressively or simply enjoy steady profits.

The Residence

- The charming low-set brick home offers comfortable family living with:
 - 3 bedrooms with built-ins, plus a large 4th multi-purpose room (currently office/gym/guest space).
 - Modern kitchen (approx 7 years old), bathroom with separate bath and shower, large laundry, and extensive storage.
 - Comfort year-round with insulation, 3 reverse-cycle air-conditioners, and 6 ceiling fans.
 - Outdoor lifestyle with a covered entertainment area, BBQ zone, fire pit, and fully fenced above-ground pool.

Practical features include:

- Extra-large 2-bay shed plus carport, commercial freezer, garden shed.
- Fully fenced acreage with 2 paddocks, 2 spring-fed dams, town water, and additional rainwater tanks.
- Dixon ride-on mower with tow barrow, push mower, whipper snipper, and garden tools included.

- Extensive established gardens, fruit trees, asphalt driveway, and abundant native wildlife.

The Opportunity

This property offers a rare combination:

- A lifestyle rural retreat - peaceful, private, and fully self-sufficient.
- A thriving business - respected, profitable, and award-winning.
- Future potential - enormous scope to expand, diversify, or continue operating as is.

Don't miss this chance to own one of the Clarence Valley's most exciting lifestyle and business opportunities - where home, income, and lifestyle all come together in one exceptional package.

For more information or to arrange your inspection contact Team Benny today 0491 616 380.

Benny Holder Licence No. 20312246

Disclaimer: All information provided in this property advertisement has been supplied to the agent by third parties. While every effort has been made to ensure its accuracy, neither the agent nor the vendor accepts any liability for errors or omissions. Prospective purchasers are advised to conduct their own investigations and rely on their own enquiries to verify the details provided.

- Land Area 10.02 hectares
- Bedrooms: 4
- Bathrooms: 1

HOMESTEAD

Bedrooms	4
Bathrooms	1







