



Unique Property, Stables, Trotting Track, Dog Kennels and Cattery, approx 10.37 acres SIDMOUTH, West Tamar Tourism Route



## 3659 West Tamar Highway, SIDMOUTH, TAS 7270

Would you like a Boutique Pet Boarding Facility on 10.37 acres with excellent business frontage, surrounded by the beautiful West Tamar in Tasmania?

Dog Boarding Kennels and Cattery Opportunity.

Is your dream job to work with pets? Work part-time or full time!!! Just walk in and start trading!!!!

If the answer is 'Yes', Read on...

This property can be purchased either with or without the business. A lifestyle property or with or without an income stream.

Barkers Boarding Kennels and Cattery was established May 2016 by the current owner. Barker's is situated in the beautiful West Tamar, in the heart of the Wine Route and minutes to the gorgeous Tamar River, which offers great fishing and boating facilities. Greens Beach is close by, where you can enjoy a swim in the sea and a walk on the sand. Beauty Point offers quality restaurants and accommodation, Seahorse World, Platypus House and great fishing. Beaconsfield Gold Mine is also close by.

**TYPE:** For Sale  
**INTERNET ID:** 22612590  
**SALE DETAILS**  
**\$776,000**

**CONTACT DETAILS**  
**Elders Towns Shearing**  
58 Elizabeth Street  
Launceston, TAS  
03 6334 3484  
**Ben Towns**  
0438 937 044

Shopping: You are within easy access to supermarkets, news-agency, post office, pub, hardware, hairdresser, bakery, medical centre, primary and high schools. Launceston is only 30 minutes away and along the drive you will have more access to shops and supermarkets at Exeter and Legana.

#### The House and Land

- 3 bedrooms, two large with built in wardrobes.
- Bathroom with spa bath and separate shower, separate toilet room.
- Built 1972, double brick, tin roof, approx. 117 sqm.
- A large open plan kitchen with plenty of storage and separate dining space.
- The lounge room has a Saxon wood fire burner which heats the entire house. Foxtel, NBN and a land line are all there for connection.
- Laundry is a good size and leads you to the undercover deck at the rear of the house.
- Mains water + tank (approx. 22,000 litre), septic system, electric hot water system.
- The entire property is fully fenced.
- Approx. 41990m<sup>2</sup>, just over 10 acres (10.37), 4.19 Hectares.
- Lush pastures with a creek at the rear of the property. 4 fenced paddocks currently running alpacas. New horse/alpaca stable located in the middle of the trotting track + double shed / stables in the next paddock.
- All structures on property are Council approved.

#### The Kennels

- Budget and Boutique - 10 Boutique, 12 Budgets, 16 adjoining grass yards
- Boutique:- unique insulated, cottage style cabins. With double doors, catering for 2 large breeds or numerous small breeds. Built and suited for the spoilt indoor pooch who likes to sun-bake in the yard during the day. Wooden and chain link fencing approx. 2.2 meters high.
- Budget:- Converted horse stables, internal weld mesh, concrete painted floor with T-Pee style kennels inside. This style of kennel suits the outdoor type pooches who like to chase balls and run all day, wooden and chain link fencing approx. 2.2 meters high.
- Stable block of 5:- Plumbed, hot and cold water. 1 and 5 are currently fitted out with extra kennelling. 2 is used for storage. 3 consists of fridge, freezer, blanket and dog supplies, 4 is the Grooming room with hydro bath, washing machine.
- Permit is for 20 plus 6 total 26

#### The Cattery

- Originally the Dairy. Newly fitted out with 15 cat bays for long and short term stays. Also facilitates boarding for birds and guinea pigs.
- Long term bays approx. 3 x 1.3 meters, includes heated beds and jumping stations.
- Short term bays approx. 1.3m x 1.3m, heated beds and jumping stations.

- New carpet in the main areas, a new fire place, all heated beds are professionally wired, one switch operates each section.
- Office area and water plumbed at the front of the cattery
- Huge storage area. Carport attached, full length of the cattery
- Permit for unlimited number of cats

#### Extras

- Huge machinery shed with power and water alongside.
- 2 large horse stables with concrete floor + sawdust shed or another stable.
- Extra-large shipping container used as storage.
- Super big, comfortable chook enclosure.
- New horse/alpaca stable and trotting track located to the rear
- Orchard, fully barked for low maintenance includes, peach, grape fruit, mandarins, cherries, strawberry's, nectarine, pear and apple trees, all bear fruit. Big veggie patch.

Other features: Built-In Wardrobes, Close to Shops, Close to Transport, Garden, Secure Parking, Polished Timber Floor

- Land Area 4.2 hectares
- Building Area: 117.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 8
- 6 car carport



Unique Property, Stables, Trotting Track, Dog Kennels and Cattery, Approx. 15.22 acres, 1000M from West Coast Townsville Road.







