

**1a Kingston Town Dr, Kembla Grange, NSW 2526**Acreage 8  2 **Expressions Of Interest****Rare Equestrian - Racing Estate**

Elders Real Estate Wollongong is proud to present you exceptional and rarely offered equestrian holding within the highly regarded Kembla Grange Equestrian and Racing Estate.

These properties are considered as high-value assets offering first-class purpose built equestrian and horse-training facilities along with two well-appointed residences, positioned just a short walk and direct access to Kembla Grange Racecourse.

Situated on a 5,338m<sup>2</sup> block, the estate is currently occupied by both 1 & 2/1A Kingston Town Drive and presents an outstanding opportunity for trainers, equestrian and or equine professionals, or those seeking a unique business and lifestyle property.

**1/1a Kingston Town:**

- Single level 3-bedroom home featuring open plan living/dining, spacious kitchen, near new bathroom and internal laundry
- Office located adjacent to the horse stables
- 14 x horse stables
- 1 x horse walker
- 6 x open grass day yards
- Equine Pool with off and on horse ramp

**2/1a Kingston Town:**

- Single level 5-bedroom home featuring large living area, open kitchen and dining area, bathroom, and extra water closet
- 11 x horse stables
- 8 x outside horse stables
- 1 x horse sand roll
- Horse walker and treadmill walker

Both properties are currently occupied and rented with solid rental return.

Located just a moments' walk to Kembla Grange Racecourse, only 10 minutes to Wollongong CBD, moments to the Freeway, and approximately 1 hour to Sydney.

**Listed By**

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