

45 Ploughmans Lane, Orange, NSW 2800

Sold - 6/02/2012

House 3 1 1



TOWN/COUNTRY LIFESTYLE WITH EXTRA INCOME

A quality built home on 1.3 hectares located only 4 km from the Orange Post Office and opposite the Towac Park Racecourse. This property is presently utilised as a horse training facility with the added advantage of the use of the Towac Park Racecourse opposite. Large 3 bay machinery shed, water bore, stable complex with tack room plus horse stalls and yards.

The home is a large size with spacious rooms and has quality inclusions plus a recently built large rear pergola entertaining area and extensive ground improvements.

Net income of approx. \$60,000 per annum is generated from the cat boarding facility "Mind Your Moggy" on the property which is an approved use and is classified as a home industry. Full trading figures are available upon request.

THIS PROPERTY IS REALISTICALLY PRICED AND SHOULD BE INCLUDED IN YOUR LIST OF PROPERTIES TO INSPECT. OFFERS MAY ALSO BE MADE WITHOUT THE CATTERY BUSINESS

Open for Inspection

By Appointment.

Property Features

- FUNCTIONING HORSE TRAINING FACILITY
- ESTABLISHED CAT BOARDING FACILITY
- GUARANTEED INCOME STREAM
- LARGE MODERN RESIDENCE
- EXCELLENT SHED IMPROVEMENTS
- WATER BORE

Listed By

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