



For Sale

Location: **Nelson**
Asking: **\$1,800,000**
+ GST (if any)
Type: **Services-Other / Home Based**

Animal boarding and home in Nelson

A unique opportunity to incorporate both profitable income and rewarding lifestyle, situated in an idyllic rural setting surrounded by glorious trees and rolling countryside only 15 minutes' drive to Nelson's city centre!

An impressive 1.15 hectare property, brilliantly located in the hub of the Hira community. Abbeyblyth Animal Boarding is a highly respected and well-established business combined with an extensive five bedroom family home.

The kenneling is set up with 25 large dog units and 15 small dog units, each in separate facilities supported by full safety fencing and outside excise areas. Complimenting this is a cattery of 11 units, a sunlit communal area and catio (it could be increased to 24 cat units).

Currently with bookings as far out as 2026, there is still scope to grow the revenue.

Nestled atop an elegantly manicured lawn is the main house which features an open-plan kitchen/dining area, living area and master suite. The second wing of the home features a second lounge/tv room for the kids, four large bedrooms, an office, and the family bathroom.

Elegant kwila decking surrounds most of the north side of the house, guiding you out to the exceptionally well-proportioned entertaining area. This has a bar/serving/BBQ space, built-in bench seating, a delightful open fire, plus a Colorsteel roof sheltering the drop-down TV.

The property and business are well serviced via numerous outbuildings, have a good water supply and a second dwelling/cottage for rental income, worker's accommodation, or family use.

The owners have built wonderful memories here over the past few years and thoroughly enjoyed developing a successful business supporting the amazing animals and their owners of the region. The family are invested in finding new custodians to take it further, so here's your opportunity to take over this thriving business and unique lifestyle property.

O/O \$1,800,000 incl. land & buildings + GST (if any)

For a copy of the comprehensive property information, contact Dennis Christian.

Contact:

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