

1554 Princes Highway, Bimbimbie

PRICE: \$2,000,000—\$2,200,000

4 bedrooms

2 bathrooms

Free standing triple garage plus single carport

- Total Council Rates: \$2,673.03
(Lot 21 - \$1,356.40 pa, Lot 22 - \$1,316.63 pa)
- Total Land Size: 6.261 hectares



ABOUT THIS BUILDING :

- The land is in two lots totally 6.261 hectares in size.
- Lot 21 DP 1063392 is 4.197 hectares and has the kennels, large dam and one small dam on it.
- Lot 22 DP 1063392 is 2.064 hectares and has the house, shed, home office and the other small dam on it.
- Zoning: E4 Environmental Living
- The property was built in the mid 1980's.
- The current owners purchased the property in 2007.
- The property is fitted with battery operated smoke alarms.
- Onsite waste water system with absorption trenches.
- 10kw solar system, back to grid
- Please see attached a Council File Search for the property.

FEATURES THE OWNERS LOVE ABOUT THE PROPERTY:

- Rural lifestyle whilst still being close to the beach
- Close to both Batemans Bay and Moruya townships
- Wildlife
- Peace & quiet

UTILITY SUPPLIERS:

- Electricity: Solar
- Phone/Internet: Satellite NBN
- Foxtel

FEATURES & ITEM LOCATIONS:

- Hot water system: Electric, solar boosted
- Heating/Cooling: Reverse cycle air conditioner plus wood fire.
- TV Plugs: One in lounge room, one in bedroom 2, one in bedroom 3.
- Telephone Lines: One in home office (plus fax line), one in kennels, one in the lounge room of house.

WHY ARE THEY SELLING:

- Retiring

STAMP DUTY:

- Based on the current asking price, the stamp duty payable is: \$95,589—\$106,589*

*Stamp duty amount will vary depending on sale price and circumstances.



Disclaimer: Prior to making any decisions in relation to the purchase of anything set out in this publication, all persons reading this publication should undertake proper enquiries and conduct due diligence. It is important that those persons who are not experienced in the practice of due diligence engage professional persons such as accountants, legal representatives or financial advisors to undertake this task. The information contained in this publication has been based on information provided by vendors or their representatives, and what has been obtained from independent sources. Raine & Horne does not guarantee the accuracy or substantiate the claims made by these sources.

ADDITIONAL INFORMATION
1554 PRINCES HIGHWAY, BIMBIMBIE

- 4 bedroom house
- 6.261 hectares of land (approximately 15.5 acres)
- Large shed with room for 3 cars plus a work bench
- Large storeroom 7.2 x 5.4m attached to shed (possible cattery)
- Separate serviced building (currently used as a home office but could be restored to a 2 bedroom granny flat)
- 1 large dam, 2 smaller dams
- Fully fenced
- Highway frontage with business sign
- Extensive landscaping
- Rain water tanks totally 75,000 litres
- All kennels equipment included
 - Tractor with slasher and grader blade
 - Ride on mower
 - Freezers, fridges, washing machine
 - All minor kennels operating tools & equipment
 - Full hand-over by current owners (including Operations Manual & Guide)
- Kennels business operating since 2005
 - Excellent customer base (Ulladulla to Narooma and Canberra)
 - Large database of existing clientele
 - RSPCA and AWL clients
 - Experienced casual staff
 - Complete re-roofing to original section 7 years ago
 - Indoor/outdoor kennels
 - 3 exercise yards
 - Independent water supply (1 x 20,000 litre rain water tank, 4ML dam)
 - Approved effluent disposal area
 - Cash business
 - Excellent cash flow

Our Reference: 922519

Your Reference: 1554 Princes Hwy

4 October 2019

Raine & Horne Batemans Bay
PO Box 1010
BATEMANS BAY NSW 2536

nicole@rhbatemansbay.com.au

Dear Sir/Madam

**Building records search – Lot 22 DP 1063392,
1554 Princes Highway BIMBIMBIE NSW 2536**

Thank you for your request dated 3 October 2019, please find below the following information:

Development Application 80.2243/2 for subdivision was approved 22 December 1980.
Development Application 81/2395/1 for a rural dwelling was approved 10 February 1982.
Building Application 1168/81 for a dwelling and storage shed was approved on 22 February 1982.

A satisfactory final inspection was carried out 7 May 1986.

Development Application 237/89 for a 3 lot rural subdivision was approved 11 July 1989.
Development Application 381/89 for an animal boarding establishment was approved 31 August 1989.

Building Application 1080/89 for an animal boarding establishment was approved 19 October 1989.

A satisfactory final inspection was carried out 18 January 1990.

Development Application 479/89 for a 4 lot rural subdivision was approved 28 December 1989.

Development Application 032/90 for land clearing and dam construction was approved 20 March 1990.

Development Application 305/89 for dual occupancy was approved 18 December 1990.

No record of final inspection.

Building Application 546/92 for pergola was approved 3 July 1992.

A satisfactory final inspection was carried out 1 March 2007.

Development Application 369/92 for additional 14 kennels was approved 10 November 1992.

Building Application 888/92 for commercial building additions was approved 16 November 1992.

A satisfactory final inspection was carried out 8 December 1992.

Development Application 1065/04 for dam & tree removal was approved 10 June 2004.

Development Application 47/07 for tree lopping/removal was approved 28 July 2006.

The On-site Sewage Management System was approved 6 June 1984. The system was last inspected 7 April 2016 and there were no outstanding matters.

No Building Certificates have been issued.

No record of a survey is on file.

Should you have any queries, please do not hesitate to contact the Development Helpdesk on 02 4474 1231.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Debbie Abbott', with a long, wavy tail extending to the right.

Debbie Abbott
Duty Development Officer

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