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WEB REF: RL4864

ERF SIZE: 45,070m²

FLOOR SIZE: 356m²

RATES AND TAXES: R1,500



5



3.5



2



4.5-HECTARE PROPERTY WITH TWO HOMES AND KENNEL FACILITIES (BUSINESS OPPORTUNITY)

R11,000,000

This property holds excellent development potential, with the possibility to apply for rezoning to accommodate a townhouse complex, subject to municipal approval.

Large property with two homes, existing kennel facilities and all the space you need

Nestled within the serene Blue Hills Agricultural Holdings of Midrand, Blue Hills AH offers a mix of country living on bigger plots, with the potential for development as the area grows, free-standing homes and estates. Located just minutes from good schools, country clubs, shopping hubs, and highway links to Johannesburg, Pretoria, and both airports, this is where countryside calm meets city convenience.

Originally a holiday home for the family, this property currently runs as a well-known boarding and kennel facility.

The kennels

Purpose-built boarding facilities with ±30 kennels with storage for food and bedding. Its location, with passing traffic, makes this a fantastic business opportunity. These facilities include:

- Separate reception area/office with client parking.
- Grooming facilities.
- Laundry.
- Workshop and double garage
- Secure fencing and shade netting over outdoor runs.
- Staff accommodation on-site for 24/7 animal care.

Accommodation

There are two thatched homes on the property:

- House 1 – Kitchen with gas stove, patio overlooking the swimming pool, large lounge area, two en-suite bedrooms and a further two flexible spaces which could be used as a study or for storage.
- House 2 – Large open plan dining room, kitchen and scullery, lounge with doors to the garden, full bathroom with bath and a further separate toilet, three bedrooms (one slightly smaller which could be used as a study and a