

TRUST FOR NATURE REVOLVING FUND

PROPERTY FOR SALE

THE BEST OF VICTORIA'S NATURAL ESTATE

YOUR OWN PRIVATE NATURE RESERVE



“Owlet Rise”

**Hall Road, Heathcote
NORTH CENTRAL, VIC**

Price: \$165,000

Size: 17 ha

Zoning: Farming Zone

Contact: Mat Hardy (03) 8631 5888
or math@tfn.org.au

Directions:

From Heathcote, head northeast on Heathcote-North Costerfield Rd for 4.4 kms and then turn right onto Hall Rd.

The property's driveway is located 750m along Hall Road on the right hand side.

(Melways ref: X907 H8)



Conservation, with lifestyle

Imagine relaxing on your verandah soaking up these views across to Heathcote-Graytown National park, and the Heathcote Bushland Reserve!

Spend the days exploring your 17 hectares of high priority conservation land, or take advantage of the vineyards, cultural heritage and natural features of this popular lifestyle area. At night you might be lucky enough to spot a Brush-tailed Phascogale or Owlet-nightjar.

Take advantage of the incredible house site and great road access. A great spot to live, or for a weekender, just over one and a half hour's drive from Melbourne.

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Location

Heathcote is just over 1 hour 40 minutes (124 km) from the Melbourne CBD, and approximately 45 minutes (60 km) from Seymour.

Heathcote is a popular lifestyle area, with plenty of eating, drinking and nature-based activities in close proximity.

Owlet Rise is located just 8 kms by road to the east of the Heathcote township.

AN IMPORTANT CONSERVATION PROPERTY

Located in the Goldfields Bioregion, Owlet Rise includes habitat for threatened species, including Brush-tailed Phascogales and woodland birds.

Native flora

A variety of trees cover the property, including Red Stringybark, Red Box, Long-leaf Box, Lightwood, Yellow Box and Grey Box. Shrubs found include Black Wattle, Lightwood and Sweet Bursaria.

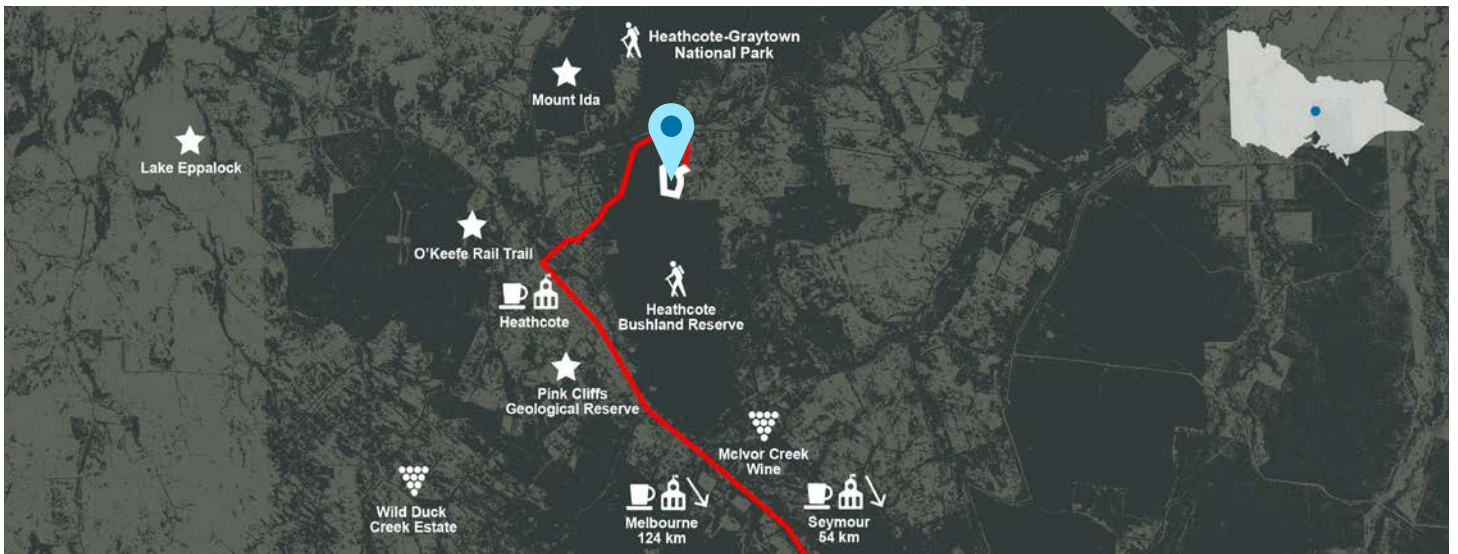
Native fauna

The property has excellent habitat for many species, including Brush-tailed Phascogales, Yellow-footed Antechinus, Echidnas and Woodland bird species. As the name suggests, an Australian Owlet-nightjar nest has also been found onsite.

Trust for Nature

The Trust for Nature conservation covenant allows for the construction of a dwelling (STCA), whilst protecting important ecological areas, native plants and wildlife.

The covenant will remain in place, protecting these values forever.



Join our Revolving Fund prospect list: revolvingfund@tfn.org.au

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