

TRUST FOR NATURE REVOLVING FUND
PROPERTY FOR SALE
THE BEST OF VICTORIA'S NATURAL ESTATE

YOUR OWN PRIVATE NATURE RESERVE



“Cooee Park”

**Lot 6, Back Creek Road,
High Camp
GOULBURN-BROKEN,
VIC**

Price: \$315,000

Size: 37 ha

Zoning: Farming Zone

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

Directions:

From Kilmore head north on the Northern Hwy for 14 km. Turn left into Crawfords Rd, and then left onto Back Creek Road. The property will be approximately 1.1 km along on your right hand side.

(Melways ref: X927 G1)



The conservation lifestyle

This beautiful 37 ha property is a floral wonderland, and part of a critical conservation anchor within the Goulburn-Broken landscape. Exploring the property you'll find an incredible diversity of native flora, including huge old eucalypts with hollows for wildlife, and a multitude of different bird species.

From a number of potential house sites, create a homely space and commute or retreat from Melbourne, only one hour's drive away. This is your chance to conserve and create.

This property is one of five adjacent Trust for Nature Revolving Fund properties currently for sale – by claiming this property you'll be living amongst like-minded neighbours who care about nature.

PROPERTY FOR SALE

THE BEST OF VICTORIA'S NATURAL ESTATE



AN IMPORTANT CONSERVATION PROPERTY

Located in the Central Victorian Uplands Bioregion, the property includes endangered Grassy Woodland community.

Native flora

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

The ground cover is grassy, with Weeping Grass, Tussock Grass Spear grass and Wallaby grass.

Orchids and lilies are abundant in Spring.

Location

High Camp is approximately 15 minutes (16 km) from Kilmore, and just over 1 hour (90 km) from Melbourne.

There are a number of vineyards in the area, as well as plenty of opportunities for bushwalking and bird-watching.

The neighbours have protected their property with a Trust for Nature covenant, as have a number of other landowners in the local area.

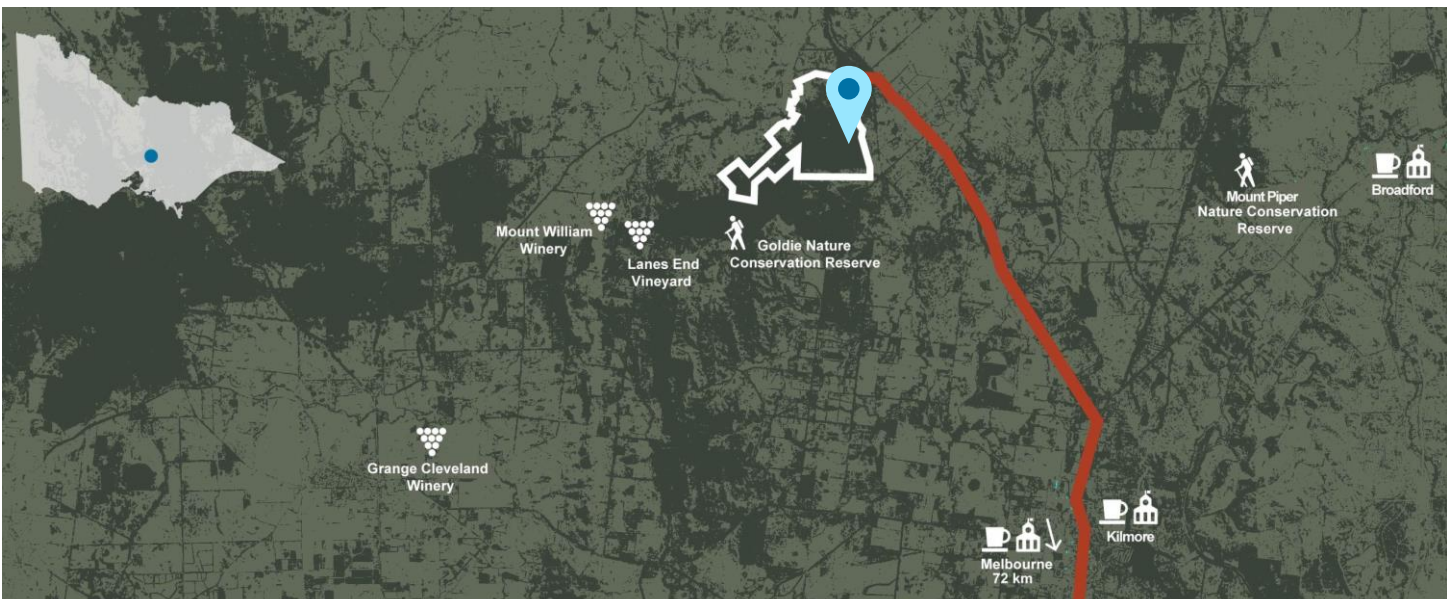
Native fauna

The property has excellent habitat for many species, including woodland birds. High Camp provides habitat for mammals such as phascogales, gliders, echidnas and wombats.

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

Level 5/379 Collins Street, Melbourne Vic 3000, Australia T (03) 8631 5888, F (03) 9614 6999, Freecall 1800 99 99 33, trustfornature@tfn.org.au



TRUST FOR NATURE