

TRUST FOR NATURE REVOLVING FUND

PROPERTY FOR SALE

THE BEST OF VICTORIA'S NATURAL ESTATE

YOUR OWN PRIVATE NATURE RESERVE



“Glenmaggie Shores”

**Hurley Road, Glenmaggie
WEST GIPPSLAND, VIC**

Price: \$250,000

Size: 53.09 ha

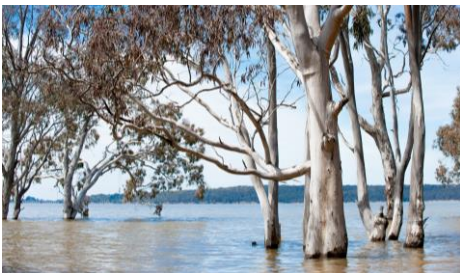
Zoning: Rural Conservation Zone

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

Directions:

From Traralgon, head north on the C105 (Traralgon-Maffra Rd) to Heyfield, and then turn left onto the C486 (Licola Rd) towards Glenmaggie.

Follow this road for approx. 7.5 kms, and the property is on the left hand side. (Melways ref: X920 H8)



A tree change by the lake

Ever dreamed of living lakeside? Now's your chance! This incredible property comes with a current planning permit and is just over 2 hour's drive from Melbourne.

With views of Lake Glenmaggie, you'll encounter an incredible array of flora and fauna. As the owner you'll be sharing this property with a critically endangered Gippsland Red Gum ecological community.

Nearby you can explore the beautiful Macalister River Valley and Avon Mount Hedrick Scenic Reserve.

Join a number of other landowners in the area working with Trust for Nature to protect the magnificent natural heritage of the Gippsland Plain.

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Location

Glenmaggie is only 22 minutes (27 km) from Maffra, 32 mins (42 km) from Sale, and just over 2 hours (205 km) from Melbourne.

Parts of the property have views across Lake Glenmaggie, which itself is a popular recreational boating, fishing and camping spot.

It's a short drive to the Macalister River Valley and the Alpine National Park.

The property comes with a current planning permit from Wellington Shire, and has great road access.

AN IMPORTANT CONSERVATION PROPERTY

Located in the Gippsland Plain Bioregion, this property is host to critically endangered Gippsland Red Gum Grassy Woodland and Associated Native Grassland ecological community.

Native flora

The northern part of the property is home to magnificent Gippsland Red Gums, with a diverse indigenous understorey and abundant native grasses. There are also areas with magnificent Red Ironbark trees.

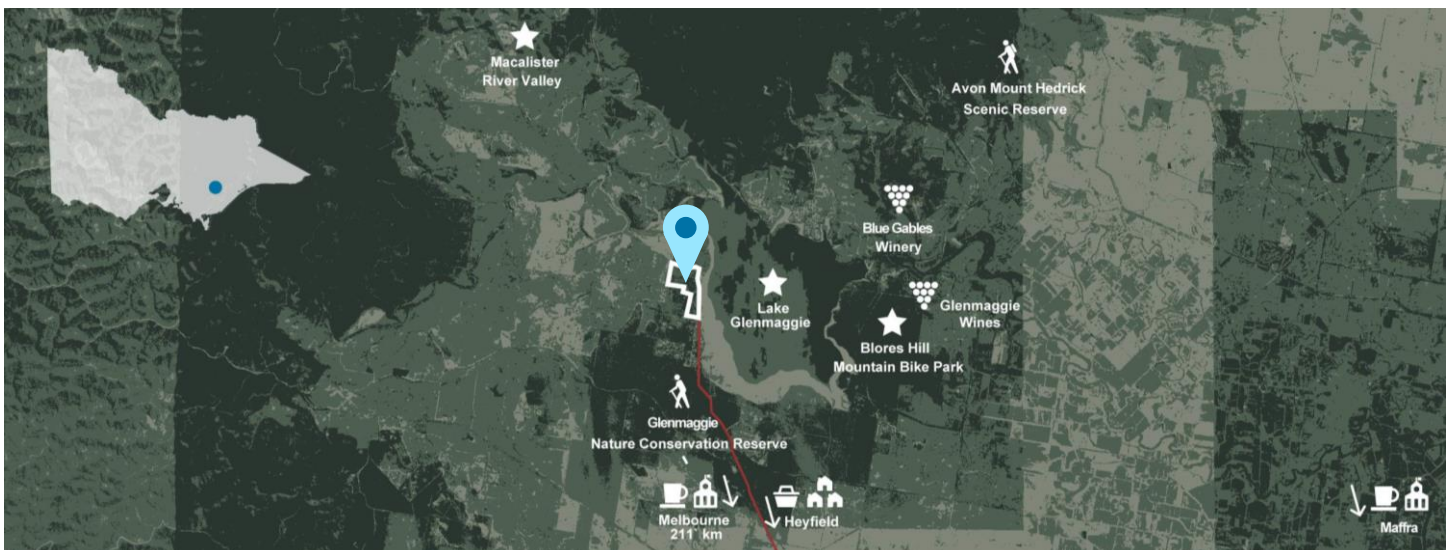
The remnant vegetation on the property forms an important part of the nearby conservation landscape surrounding Lake Glenmaggie, including the Glenmaggie Nature Conservation Reserve.

Native fauna

The property's location within an extensive habitat area, and its varied native vegetation types provides habitat for a range of native wildlife.

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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