

**257 Sextons Rd, Swan Marsh, Vic 3249**

**Other For Sale**

Saturday, 11 May 2024



257 Sextons Rd, Swan Marsh, Vic 3249

Area: 832000 m2

Type: Other



Jake Theodore  
0417507692



Leanne Witcombe  
0409314066

**\$595,000**

Discover a unique sanctuary nestled in the heart of the Stoney Rises, Victoria, offering ultimate seclusion and a multitude of lifestyle and commercial opportunities. This expansive property is accessible via a private easement, ensuring privacy and exclusivity for the discerning buyer. Spanning a generous parcel of land at 83.2 Ha, this property is distinguished by three naturally spring-fed water holes, which not only enhance the beauty of the landscape but also provide an abundant water source for livestock and wildlife. The presence of these water resources offers potential for sustainable livestock management and could serve as a key feature for eco-friendly developments. The property boasts a viable environment for grazing with rich pastures ideal for cattle. It combines functional agricultural use with the appeal of a private wildlife reserve, where deer and kangaroo roam freely, making it a perfect setting for controlled hunting or simply enjoying the spectacle of native wildlife. Adding to its appeal is the potential for generating carbon credits, presenting a forward-thinking investment opportunity that aligns with global sustainability goals. The varied terrain and natural capabilities of this land offer a prospective buyer the chance to contribute to environmental conservation while benefiting economically. Perfect for those looking to invest in a lifestyle of tranquility, environmental conservation, and agricultural pursuits. \*All information about the property has been provided to Richardson Real Estate by third parties. Richardson Real Estate has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own enquiries in relation to this property.