

"Myamyn West" Myamyn Road, Hotspur, Vic 3303



Lifestyle For Sale

Wednesday, 19 June 2024

"Myamyn West" Myamyn Road, Hotspur, Vic 3303

Area: 97 m2

Type: Lifestyle



Adrian Smith
0400178945

\$290,000

Discover the potential of Myamyn West (97ha), a property with outstanding conservation benefits, and contracted income for the next year.- Contracted income: Benefit from future offset income while contributing to environmental conservation. Purchase includes approximately \$68,000 income in FY25 upon submission of annual reports.- Conservation Agreement: Secure the future of this bushland with a Bush Broker agreement in place, includes ongoing landowner commitments.- Non-Covenant Area: Approximately 2.9 hectares within the property boundary are excluded from the Bushbroker site, providing a flexible area for various uses including domestic uses (STCA and Covenant conditions).- Diverse Ecosystem: This significant parcel is rich in flora and fauna diversity, situated within the boundaries of the Annya State Forest. Myamyn West is a must-see for conservation-minded buyers looking to invest in a property with both ecological and financial returns. Neighbouring property (Myamyn East) is also available. To schedule a viewing or for more information, please contact us: -[☎](tel:0419842929) Andrew Dufty (Charles Stewart Western Victoria) 0419 842 929-[☎](tel:0400178945) Adrian Smith (Nutrien Harcourt Ballarat) 0400 178 945