200 Range Road, Bonang, Vic 3888

Other For Sale

Wednesday, 3 July 2024

200 Range Road, Bonang, Vic 3888

Bedrooms: 2   **Bathrooms: 2**   **Parkings: 2**   **Area: 184 m2**   **Type: Other**

Christine McIntosh
0427584004

$675,000

"Roo Grass" is an amazing opportunity for someone looking to manage their own private national park with outstanding views.Majority of the property (180.84ha/446.856ac*) is covenanted in a Trust for Nature that is currently focused on preservation of endangered species and "encouraged, respectful and sustainable ratio of activities in areas of educational study, scientific research and exploration of cultural history and practices" as well as actively controlling pest species of flora and fauna. The two ecological vegetation classes within Roo Grass are Montane Grassy Woodland (listed as vulnerable) which covers the central bulk and higher plateau of the covenant and Shrubby Dry Forest that covers the remaining slopes. Upon successful purchase you will be able to put together your own management plan with TFN so that you can use the property in a manner that suits you.Nestled within the property and with stunning 360° views is a fenced "domestic area" (3.3ha/8.154ac*) that is suitable for a hobby farm. Featuring off the grid accommodation with 1 bedroom, living, dining and kitchen space, shower and laundry in the main building, stylish bathroom with composting toilet nearby that services the main accommodation as well as the separate guest bedroom. A large dam, netted orchard, 3 bay machinery shed (13x6m) with workshop and storage area and separate dwelling - former cottage, suitable for camping. Need to keep in touch while you are there, no problem with good mobile coverage around the domestic area.Whether just for the weekends and holidays or for a total lifestyle change, the new custodians of this beautiful property will always be surrounded by magnificent views and stunning native flora and fauna.Selling WIWO with all furniture and registered farm ute used around the property.* Approx values.