

**845 Pipeline Road, Carlisle River, VIC, 3239**

**Rural For Sale**

Wednesday, 18 September 2024



**845 Pipeline Road, Carlisle River, VIC, 3239**

**Type: Rural**



Jake Theodore

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## **Discover Your Own Bushland with River Frontage...**

This exceptional bushland property, located off Pipeline Road in Carlisle River, offers a rare combination of natural beauty and investment potential. The land is completely covered in native bush, providing a rich and diverse ecosystem. The property features stunning river frontage along the Gellibrand River, offering picturesque views and opportunities for outdoor activities such as fishing, kayaking, and nature walks.

In addition to its natural appeal, the property holds significant potential for carbon credits or biodiversity Credits, allowing the owner to contribute to conservation efforts while exploring potential financial returns.

Included with the property are two 99-year leases: one on the river frontage and the other on the fire track. These long-term leases offer security and flexibility for future use while preserving the natural environment. This bushland property represents a unique opportunity to own a piece of untouched wilderness with both ecological and investment benefits.