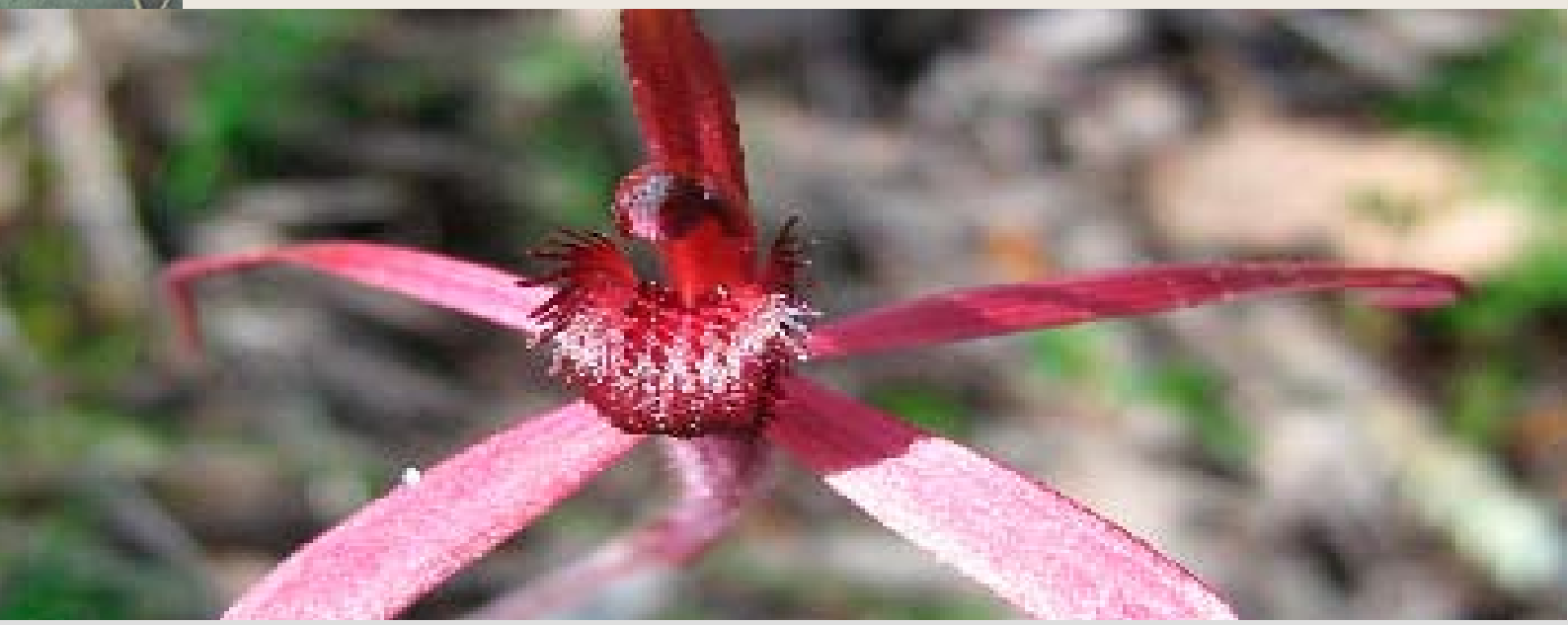
Caladenia Ridge

A secluded sanctuary for rare birds and orchids on the edge of Albury

nature conservation trust
OF NEW SOUTH WALES



Caladenia Ridge is a 110ha property, accessed at the end of Centaur Rd Lavington. It is only 9kms drive to Dean Street in Albury's CBD or just over 8kms via ridge walking/riding trails through the Nail Can Ranges reserve with which it shares a boundary.

The property is located in the upper end of the Splitters Creek catchment and is around 5kms to the banks of the Murray River.

Each spring the treasures of underground tubers within the soil emerge to display one of the most abundant shows of lilies, daisies, and orchids in the region.

The extremely rare Crimson Spider Orchid is found on the property, within a vegetation type that is unique to the Nail Can Ranges, containing a mix of White Box and Blakely's Red Gum Woodland, and Red Box and Stringybark forest.

The property is a birdwatchers paradise containing many woodland specialist species such as Turquoise Parrots, that use the ranges as a refuge or as a migratory stepping stone as they travel to nearby places such as Chiltern National Park.

The views from the upper ridge are amazing – in winter the snow on Mt Bogong is clearly visible.

FOR SALE
$250,000

For further information contact:
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Caladenia Ridge

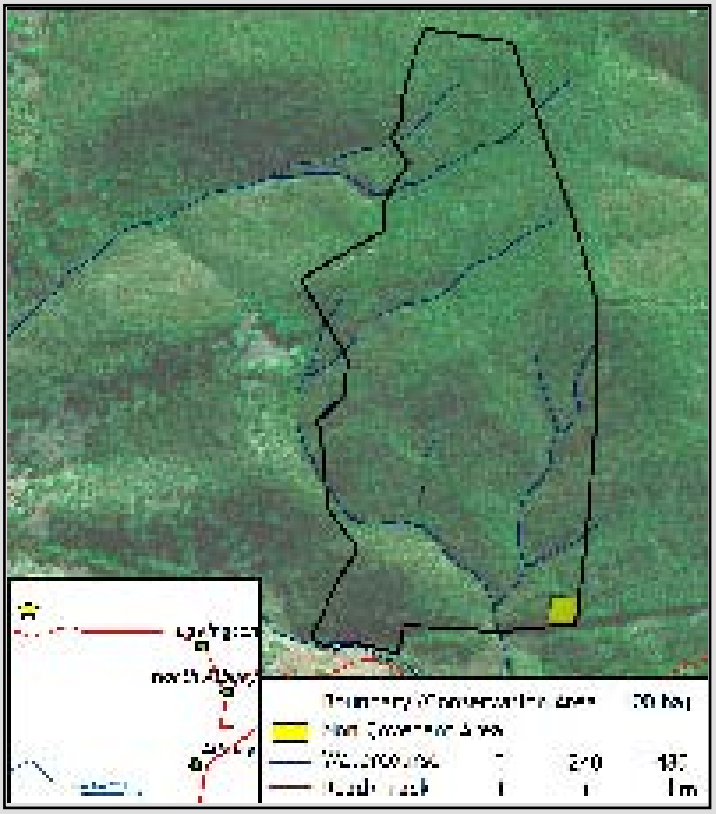
It is very rare that a property so large and accessible to the city of Albury is offered for sale on the open market.

This is an excellent lifestyle opportunity for the buyer who would like to be able to enjoy living in the bush whilst still being part of the Albury community, and an easy quick drive to work or shops. You could even jump on your mountain bike and ride into town along the Ridge Trail or just enjoy riding around on your own network of 4wd accessible trails.

There is provision for one dwelling and its associated outbuildings to be located on an existing cleared and levelled site within a 1ha envelope (excluded from the Conservation Area) subject to Council approval.

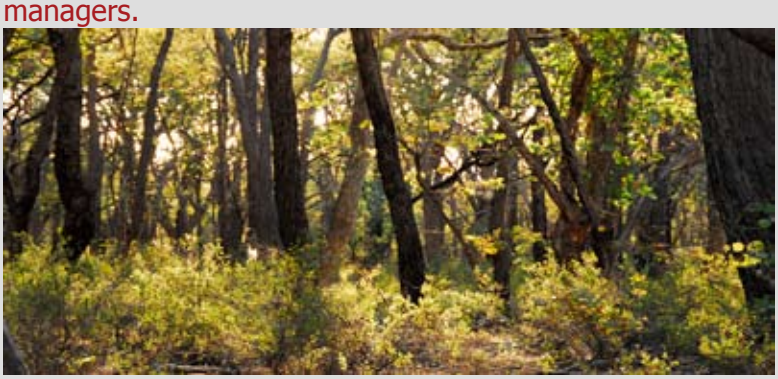
Other general features are:

- Telephone line already at house site
- 1 dam
- Intermittent creek
- Power easily accessible



As the new owner, you will protect this property's conservation values in perpetuity by signing a conservation agreement and managing the land in accordance with a detailed plan of management specific to this property.

As part of its ongoing stewardship program, the Nature Conservation Trust will support and empower you into the future by offering free advice and guidance, backed up by on-site visits.from experienced natural resource managers.



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nature conservation trust
OF NEW SOUTH WALES

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