

# Eco-Village Investment Developer Opportunity \$850K exGST



**Five Acres** only 1 km from Post Office

**Planning Permit** for 23 lots in 2 stages (up to 14 years for completion)

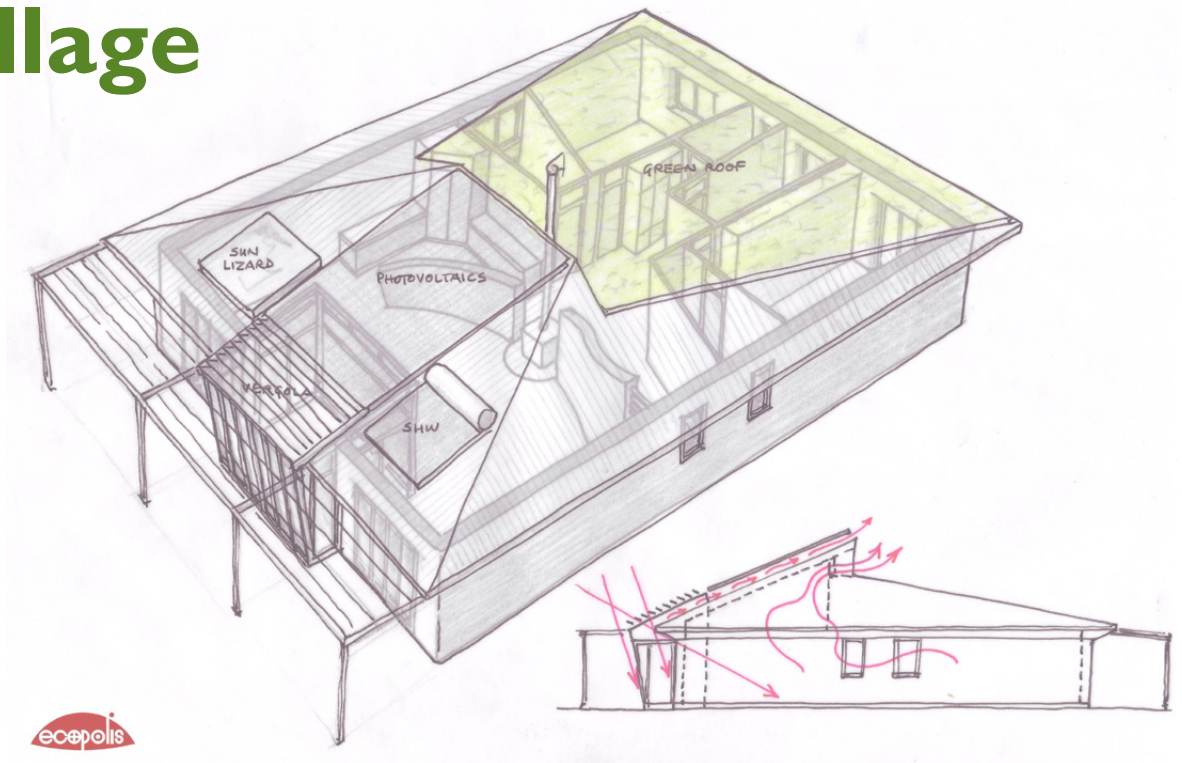
**4 house designs** by Paul Downton of Ecopolis Architects

**READY TO GO WITH:** Clean site; Costings for Civil Engineering and Surveying; **Orchard** planted, netted, irrigated; **INTELLECTUAL PROPERTY** including **Website** with 3 domain names; **Business name;** Draft **owners corporation rules;** History as sponsors of Art Prize and Street Art; Access to all contacts, research.

**GENUINE REASON FOR SELLING**

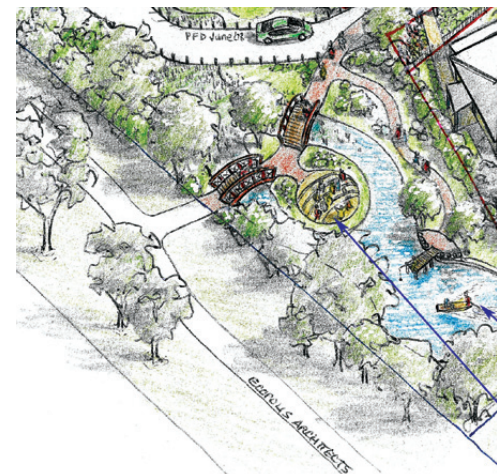
**[secondnatureecovillage.com.au](http://secondnatureecovillage.com.au)**  
**[secondnature@netspace.net.au](mailto:secondnature@netspace.net.au)**

# Second Nature Eco-Village



**Second Nature Eco Village** is located in Mansfield, situated in the Victorian High Country. 2 hours from Melbourne.

1. There are services at the front of the development parcel.
2. The orchard has been established already with a fully enclosed fence, netted and with water laid on.
3. There is already interest in "Second Nature Eco-Village" in the community.
4. The Engineer and Surveyor are familiar with the development and have provided costs for the work to be done.
5. Soil and percolation test results are available.
6. To reinforce the "Village" atmosphere all lots come with architect-designed house plans that buyers may adapt to their requirements.
7. The pedestrian street is a focus for community interaction and activities and could incorporate sitting areas, gazebos etc., but residents also have their own totally private premises with secluded back yards.
8. Each lot has an area of common land in front of it to be developed as a food garden.
9. Provision for 2 low cost social housing lots.
10. Two acres (40%) of the development is common space of gardens and treed areas maintained by the owners corporation.
11. The population of Mansfield district is approx. 5000.  
Active community with the following facilities: Performing Arts Theatre; Amateur Theatre Group; Arts Council; Orchestra; Capella Singing Group; Two screen Cinema; Historical Society; Adult Education Center w/new building Mens Shed; Hospital; Nursing Home Assisted Care Residential Facility; Two Doctor Surgeries and approx. 12 doctors; Rudolf Steiner School; Catholic Primary School; State Primary School; Secondary College; Public and Private Kindergarten; Rail Trail; Wetlands Botanic Park Mt. Hiking/Bike Riding; Golf Course; Showgrounds; Race Course.



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