

The EcoView

Barbers Beach, Boat Harbour Road
Killiecrankie, Flinders Island TAS 7255



This spectacular block of land comprises of 20.23 hectares of pristine, absolute beach front. The perfect place to set up your own north facing eco home and lifestyle. From protected white sand beaches gently rising to weathered granite outcrops the scenery is breath taking. Sea views look north west and take in Craggy Island and Sentinel Island with fabulous sunsets over the water.

Abundant wildlife and rich in marine life for fishing, snorkelling and other water pass times. Be as isolated as you choose, or spend your days on the beach or exploring the dozens of small islands close by. Spectacular coastal scenery, few people, no palm trees! Opportunities like this are very rare indeed.



Land Information

This section provides information about the land and the local environment. For local building requirements contact the local council offices.

About the land

This property is a remote coastal strip of an old farm holding and due to the ruggedness of the land it has escaped clearing. Access is via government dirt road but is excitingly isolated backing on to bush crown land. The picturesque fishing village of Killiecrankie is about 20 km away.

Most isolated properties on the Island run on wind or solar generated energy with bottled gas as backup.

General

- Absolute beach frontage
- North West sea views overlooking local Islands
- Abundant wildlife
- Rich in marine life for fishing, diving, snorkelling and boating.
- Several options for house site

Zoning

- Council classification is Vacant Residential and there is a coastal crown reserve which is standard.
- Subject to Town Council Approval

Services available

- No mains connected energy or water services available
- Telstra landline for phone and internet run through the property but have not been connected.

Ideally suited for

- Build your own eco friendly home or weekend retreat or
- Eco – tourism B&B style business

The EcoView (continued)



Energy and Water

Renewable energy sources include solar, wind, hydro-electricity, geothermal and biomass. Collection and reuse of rain water saves our water resources. Using appropriate waste systems minimises our footprint. Using these systems contributes significantly to a minimal impact on our environment.

Renewable Energy

- Wind or solar renewable energy options with bottled gas available as backup.

Hot Water

- Solar hot water an option with bottled gas backup

Water Access

- Water storage and rain water collection to be put in by owner

Waste

- Onsite waste systems (eg: Worm Farm Treatment systems) applicable for this area.

Other

- Potential for wave or geo thermal energy options, investigation to confirm feasibility would be required.



Local Overview

Community living and wide open spaces are good for the soul.

Local amenities

- Small village of Killiecrankie is 20km away and has a small store and a landing strip
- Main township of Whitemark for shopping and post office is 45 km to the south of the Island.
- Access to Flinders Island is available using regional air services or by ferry.

Produced by Danielle King in conjunction with the owners, HSA listed with Sustainability Victoria, ABSA member no. HO55615. Disclaimer: This report states what was at this property on the above date and does not take into account any changes that may have occurred after this time.