



# Land for Sale

'Township Hill' Edwards St, Dunalley



Offers Around \$200 000 Invited

## Summary

This property is 45ha of forest on the outskirts of Dunalley in south eastern Tasmania. The property is about 55km or a 40 minute drive south east of the Hobart CBD. With spectacular views over Dunalley to Blackman Bay, Dunalley Bay and the northern coast of the Forestier Peninsula, the property offers a range of attractive house sites close to services and amenities.

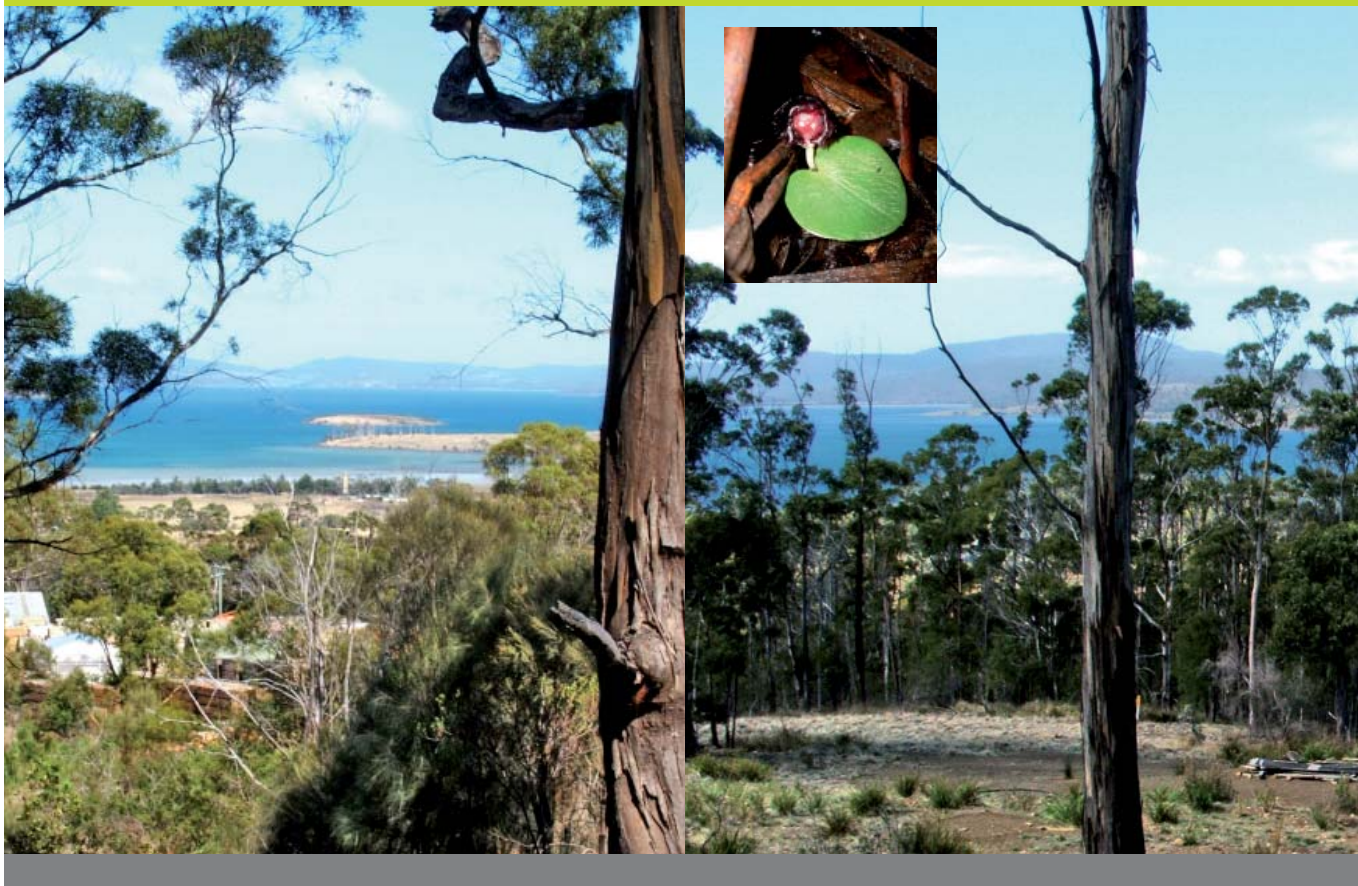
## Conservation Values

The Township Hill property contains vulnerable blue gum forest and provides excellent habitat for a range of animal species, including the Tasmanian wedge-tailed eagle (endangered), swift parrot (endangered), Tasmanian devil (endangered) and spotted-tailed quoll (vulnerable).

The Property has not been subject to any comprehensive surveys for plants and animals. It contains potential habitat for several threatened plant species recorded in the vicinity and future surveys conducted at the right time of year may identify other threatened species.

## Living on the Land / Conditions

A draft Conservation Covenant is being prepared for the property and will be registered on the title of the land, providing permanent protection for the conservation values. The covenant restricts any activities that may degrade the conservation values, but allows for construction of boundary fences, maintenance of fences and existing vehicular tracks and the establishment of walking tracks. A management plan will be developed with the new owners, ensuring that they are able to manage the threats to conservation values into the future.



Front Page: View to Blackmans Bay from lower slopes  
Above Right: View to Blackmans Bay from lower slopes  
Above Left: House site    Inset: Helmet Orchid

The Tasmanian Land Conservancy is also able to offer ongoing advice and assistance to the new owners in managing the conservation values of the land.

Legal access to the property is provided via direct frontage to Edwards St.

Shops, a primary school, a recreation ground and some community services are available within 1km of the property at Dunalley, with more extensive services 30km away in Sorell. Power is available along Russell St within 200m of the property boundary.

Land at the southern end of the property will be excluded from the covenant to allow for use and development by future owners. The exact area to be excluded from the covenant has not been decided and there may be potential for future owners to have input to this decision.

## Background

The property was purchased by the Tasmanian Land Conservancy (TLC) through a Revolving Fund, which is used to buy land with significant conservation values to protect forever through the use of a conservation covenant. Funding for the purchase of this land was provided by the Australian Government through its Forest Conservation Fund Programme. Money raised from the sale of Revolving Fund properties is directed into the purchase of other Revolving Fund properties in Tasmania, extending the value from every dollar within the Fund.



**For more information: Jim Mulcahy Mobile: 0424 505 184**  
**Tel: (03) 6225 1399 Email: [jmulcahy@tasland.org.au](mailto:jmulcahy@tasland.org.au)**



The Tasmanian Land Conservancy is a registered environmental organisation. We raise funds from the public to protect irreplaceable sites, endangered species habitats, and rare ecosystems by buying and managing private land. The Tasmanian Land Conservancy (TLC) is a non-government, not-for-profit organisation.

PO Box 2112, Lower Sandy Bay, TAS 7005 Tel: 03 6225 1399 Fax: 03 6225 1394 [info@tasland.org.au](mailto:info@tasland.org.au) [www.tasland.org.au](http://www.tasland.org.au)