



## 20 Nunniong Plains Track, BINDI, VIC 3896

'Carriage Range' Established Carbon Farm & High Country Ecological Sanctuary

**541.00 hectares, 1,336.81 acres**

Elders is delighted to present Carriage Range, an exceptional 541 hectare / 1,336 acre\* Victorian High Country property combining an established carbon farming project, renovated lifestyle accommodation, permanent water, ecological value and future ACCU income potential.

Situated 35km\* east of Omeo and just over 1hr\* by car to Mount Hotham, Carriage Range offers a rare opportunity to acquire one of Victoria's early large-scale environmental planting carbon farms. More than 200,000 native mixed-species eucalypt and acacia have been planted across 222 hectares / 548 acres\* as part of an environmental plantings carbon project that commenced in 2019.

Unlike a greenfield project, Carriage Range has already passed important establishment milestones, including independent stem-survival assessment as part of its first carbon audit process, along with prior ACCU issuances. The project is forecast to accrue a further 55,099 rare and highly valued Environmental Plantings ACCUs\* delivering a secure multi-million dollar future income stream over the next 18 years^.

**TYPE:** For Sale

**INTERNET ID:** 300P198537

**SALE DETAILS**

by Expression of Interest

**CONTACT DETAILS**

**Elders Real Estate Victoria**  
Level 36, 55 Collins Street  
Melbourne, VIC  
03 9609 6222

**Nick Myer**  
0427 610 278

Property improvements include:

- \* Mains powered fully renovated 4-bedroom, 2-bathroom homestead
- \* Separate renovated 2-bedroom retreat
- \* Separate self-contained powered office
- \* 3-bay powered machinery shed with adjoining secure workshop
- \* Nursery infrastructure, including poly tunnel, powered hot house and hay shed
- \* Starlink internet, supporting high-speed connectivity and phone-over-Wi-Fi
- \* Remote-access CCTV and weather system
- \* Extensive internal access tracks throughout the property

Water security is a defining feature, with a permanent fast-flowing natural spring producing 31ML per annum\* of lab-tested safe drinking water which used to be bottled and sold as natural spring water. There is also a 7ML water entitlement from Bindi Creek which fronts the property.

Protected by 11km\* of electrified 10-wire Gallagher fencing, Carriage Range has become a private ecological refuge for native wildlife, with remnant forest, rare flora and fauna, limestone cliffs, caves and fossils. The fence could be easily upgraded to become predator-proof, allowing reintroduction of endangered species.

This rare landholding would appeal to carbon abatement farmers and ACCU buyers, conservation-minded purchasers, lifestyle buyers, family offices and those seeking a generational High Country asset with substantial future income diversification. The property further offers potential future subdivision opportunities (STCA).

Further information is available upon request.

For Sale by Expression of Interest closing Wednesday 12 August 2026.

Nick Myer 0427 610 278

Henry Mackinnon 0408 408 299

Colin Lane 0427 428 708

\* Approx.

^ Subject to ongoing compliance with project rules, issuance criteria and carbon market conditions

- Land Area 541 hectares
- Bedrooms: 4
- Bathrooms: 2

## HOMESTEAD

Bedrooms	4
Bathrooms	2





