



DRISCOLL, McILLREE & DICKINSON PTY LTD

Stock & Station and Real Estate Agents

95-97 Nelson Street, NHILL, Victoria

LITTLE DESERT NATURE LODGE, NHILL

INFORMATION MEMORANDUM

PROPERTY	Little Desert Nature Lodge
ADDRESS	1457 Nhill-Harrow Road, Nhill 3418
REGISTERED PROPRIETOR	Australian Trust for conservation Volunteers
LAND DESCRIPTION	CP 166766N Vol 09869 Fol 312
ZONING	Farming
AREA	117.1ha
SITUATED	13km south of Nhill Township on bitumen sealed Nhill-Harrow Road, adjoining "Little Desert" National Park
TOPOGRAPHY	Generally flat to gently undulating with mostly natural bush and timbers
LAND	Mostly sand loam soils rising to deep sand ridges with small cleared areas

IMPROVEMENTS

Fencing	Securely fenced both perimeter and internally with a secured area of electrified high vermin proof fence with electronic entrance gate
Water	Permanent water supply from bore with electric submersible pump to storage tank with pressure pump system. Rain water tanks, filtration systems, fire fighting water supply, septic tanks and mini treatment plant. Solar Power. 2 Catchment dams

STRUCTURAL IMPROVEMENTS

- Main dining/conference building with seating capacity of approx. 120 guests, including reception/office area, commercial kitchen area & bar facilities & separate male/female toilets
- Adjoining accommodation complex with 12 standard ensuite rooms of varying configuration and recreation room
- A separate accommodation wing of 16 rooms approx. 3m x 3.6m (currently with 2x double bunks) and recreational room with a shared male/female amenities block.
- Also the most recent addition to the accommodation complex are 12x "garden view" ensuite rooms approx. 3.5m x 5.6m plus generous ensuite including a "disabled" room
- Including electricity points for 18 powered camping sites and large area for non-powered camping sites
- Managers residence consisting of 4 bedrooms, 2 bathrooms, 2 living areas and a large kitchen with picturesque landscape views.
- Outbuildings Include: A sheltered recreational area for Bar-B-Q's and social gatherings. Separate Bar-B-Q shelter for public, large iron clad workshop building with concrete & earthen floor with electricity connected.



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Large iron clad machinery shed with earthen floor for storage of vehicles etc.

Other sundry shedding

ACTIVITIES Large lawn area for any outside activity
Nature walk trails
Landscaped picnic area with catchment dam, artificial island and bridge joins the
camping area

SURROUNDING NOTABLE SITES

- Little Desert National Park
- Mt Arapiles
- Nhill Aviation Heritage Centre
- Nhill Golf Course – 18 greens
- Wimmera River
- Lake Hindmarsh
- Big Desert/Wyperfield National Park

NHILL TOWNSHIP FACILITIES

- Bus/Train to Melbourne/Adelaide
- Outstanding Hospital
- Ambulance
- Fire Brigade
- S.E.S
- Caravan Park
- Motels
- Hotels
- Café's
- Hardware
- Shire Council Offices
- Employment : Luv-A-Duck / Ahrens Sherwell
- Mechanic's
- Steel Fabrication