







'Rocklands' - The Ultimate Blank Canvas

3 1 10 112.00ac

Land: 112 Acres

Situation: 'Rocklands' enjoys approximately 1.6km frontage to the Kororoit Creek, 400 metres frontage to Mt Aitken Road, 1.1km frontage to Townsings Road and is in Diggers Rest only 40 minutes Melbourne CBD. Access to the Calder freeway is three minutes from the property. Metro rail to CBD is available from Sunbury or Diggers Rest.

Home: Set well back from the road and in a private setting rests an original solid bluestone home that dates from the 1860's and was subsequently cement rendered in the 1930's is in sound condition with many original features remaining and 12-foot ceilings. Comprising three bedrooms, lounge, a central passage and dining room the home was extended in 1983 with a new brick extension incorporating a kitchen, bathroom, laundry and veranda. The existing home whilst liveable lends itself to a renovation. *** The Home is listed as having heritage significance by the Melton Shire Council.**

Outside: Remnant garden and paving exists and with foresight a garden oasis could be developed overlooking the Kororoit Creek with distant views of Melbourne CBD skyline. Abundant established trees are a true feature of 'Rocklands'. Magnificent gum trees line each side of the driveway and northern boundary.

Farm: 'Rocklands' has been a productive farm dating from the 1860's and has successfully run sheep, cattle, horses and poultry. Wheat, oats, oaten hay, dairy produce, fruit, nuts and honey have all been produced. Topography varies from open level areas to slightly undulating areas that run down to the Kororoit Creek to steeper inclines on the Northern Corner down to the Kororoit Creek.

Price	Deadline Sale: Offers have closed
Property Type	Residential
Property ID	107
Land Area	112.00 ac

Agent Details

Scott McCormick - 0409 216 465

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Water: Farm water supply includes stock access to the creek, some large water holes along the creek and pumping water to a 20,000 litre header tank that supplies troughs in the paddocks and to garden water taps. 'Rocklands' is entitled to draw stock and domestic water from the Kororoit Creek as the title boundary is the theoretical centre of the creek.

Shedding: Hayshed 10m x 8m, Machinery Shed 11m x 7m and Workshop 12.5m x 6.5m. Other sheds in poor condition are present.

Agent Remarks: Once in a lifetime opportunity to purchase a historic acreage property that enjoys privacy and presents a rare canvas to develop a remarkable city fringe lifestyle property with agricultural pursuits if you so desire.

Deadline Sale: Offers have closed

Inspections: By appointment or as advertised

Agent: Scott McCormick 0409 216 465 or scott@mccormickco.com.au

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