

. Rocklands Road, Rocklands, VIC, 3401



Rural For Sale

Friday, 16 August 2024

. Rocklands Road, Rocklands, VIC, 3401

Type: Rural



Mark Clyne
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42.7ha/ 105.51ac of Rocklands Paradise

One of a kind unique location with rare access to power.

Being set amongst thousands of acres of State Forest Rocklands is a fisherman's, bushwalkers & nature lovers paradise.

Rocklands Reservoir or as Victorian Fisheries call it "Codlands"

Rocklands is being hailed as the next Lake Eildon with millions of cod and golden perch fish stocked over the last 7 years.

Well known as a popular fishing destination, other activities include water skiing, canoeing, jet skiing along with birdwatchers and people who just love the great outdoors.

Size: 42.70 Hectares / 105.51 Acres

Zoning: Farm zone

Fish species commonly caught are Murray Cod, Golden Perch, Redfin & Silver Perch.

Victorian Fisheries are currently offering \$1,000 for the first 1.0m Cod to caught in Rocklands- "Codlands", with 2.7 million cod stocked into Rocklands since 2017 along with over 1.5 million golden perch.

This rare one of a kind natural bushland property located at the wall end of Rocklands with access to power running through the property, is the ideal getaway location or would suit savvy buyers wanting to take advantage of this blocks unique location and build cabins for use as a tourist holiday camp/ group holiday facility (S.T.C.A).

The land has some great undulations, winter water courses, rock peaks and a variety of native trees, plants, bird and animals.

You will be the envy of your friends with a block like this. Think of all the opportunities to camp, build a shed or house and enjoy this great location with friends & family.

The front Southeast boundary is less than 200m to the water's edge, 400m to the ski area and 700m to the main boat ramp.

Excellent access with a sealed bitumen road along the West and Southern boundaries, state forest on the East side and a local farmer on the Northern Boundary.

This is truly a once in a lifetime opportunity to purchase your own dream lifestyle bushland property next to a major water reservoir.

Located on the western side of the Grampians National Park, the Rocklands Wall end is approximately 14 kilometres east of the tranquil township of Balmoral & approx. 80km from the major regional centre of Horsham.

For more details, please call Mark Clyne on 0417 568200.