



## 13-35 Cropley Lane ROCKBANK VIC

3 2 2

First time offered is this once in a life time opportunity to acquire this ex-harness horse racing track that is sure to put a smile on one lucky buyer, as this acreage is not only big in size, but is massive in terms of possibilities. With a total of 17.1 acres (approx), this generous allotment is centrally positioned, residing 3 kilometres away from Caroline Springs, close to Rockbank train station and is situated between the Western Freeway and Hopkins Road, allowing for easy access to Melbourne CBD, Melton and Werribee. This allotment is located in the Fastest Growing Municipality in the West, and is Earmarked by the State Governments Melbourne 2030 Planning for Sustainable Growth for its proximity to the Principal Transport Network and activity centres, thus ensuring that the area will continue to be of high demand in the years to come. Comprising of a 3 bedroom home offering ample room for further enhancements or the perfect investment while your

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