

Just Listed



18 Park Street, Maddingley



## Stand-Alone Factory in Thriving Industrial Zone

An outstanding opportunity to secure a stand-alone industrial freehold in one of Maddingley's most rapidly developing precincts. Positioned on a generous 717m<sup>2</sup> allotment, this factory offers a total building area of 328m<sup>2</sup> (including office mezzanine) and is ideally suited to investors, business owners, or future developers.

Importantly, the property is stand-alone with no Body Corporate, providing full control and flexibility rarely found in this tightly held location.

### Key Features

- 328m<sup>2</sup> total building area\* including office mezzanine
- 717m<sup>2</sup> land parcel\* with level site and excellent access
- Industrial zoning – suitable for a wide range of

🚗 4 📏 717 m2

Price	\$45,000 pa ++
Property Type	Commercial
Property ID	2183
Land Area	717 m2
Office Area	38 m2
Warehouse Area	290 m2

### Agent Details

Ross Cooper – 0409 325 411

### Office Details

Commercial  
24A Kanowna St  
Williamstown, VIC, 3016  
Australia

manufacturing, storage, logistics, or trade uses

- Stand-alone freehold – no Body Corporate obligations
- Wide street frontage offering strong exposure and accessibility

#### Location Highlights

- Established industrial/commercial precinct in Maddingley
- Minutes to Bacchus Marsh town centre and Maddingley Village
- Close to Bacchus Marsh Train Station, schools, retail, and freeway access
- Surrounded by strong residential catchments and ongoing infrastructure growth

#### The Opportunity

Whether you're an investor seeking to landbank in a high-growth location, an owner-occupier looking for a secure base, or a developer considering the long-term upside, 18 Park Street, Maddingley represents a rare and versatile industrial asset with outstanding exposure and future potential.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

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