



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.

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