

**Lot 217, 42 Ladhams Way, Maddingley, Vic 3340**

**MK REALTY**

**Residential Land For Sale**

Monday, 3 June 2024

Lot 217, 42 Ladhams Way, Maddingley, Vic 3340

Area: 576 m2

Type: Residential Land



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**\$340K to \$370K**

Overview: Nestled within the serene environs of Maddingly, this titled vacant land offers a remarkable opportunity to build your dream home or investment property. Boasting a generous land size of 576 square meters, this prime parcel of land presents a canvas upon which to create a bespoke living space tailored to your preferences.

Key Features:

- Titled Land:** This property comes with the advantage of being already titled, streamlining the process for prospective buyers.
- Generous Land Size:** With a spacious land size of 576 square meters, there is ample room to design and construct your ideal residence, complete with outdoor amenities or landscaping features.
- Prime Location:** Situated in the tranquil neighborhood of Maddingly, residents can enjoy the peace and quiet of suburban living while still being in close proximity to essential amenities and conveniences.
- Versatile Potential:** Whether you envision building your forever home, an investment property, or a holiday retreat, this vacant land offers versatile potential to suit a variety of lifestyle needs and preferences.
- Scenic Surroundings:** Surrounded by natural beauty and scenic landscapes, residents of Maddingly can relish in the picturesque views and tranquil ambiance that this idyllic locale has to offer.
- Local Amenities:**
  - # Easy access to the M8 Freeway, train stations and all the neighboring amenities, without the premium price tag
  - # Close to shops, schools and the Bacchus Marsh Hospital
  - # Only minutes from Bacchus Marsh Grammar, Primary School and St Bernards Primary School
  - # Near sporting precinct with golf course, cricket and football oval, and both tennis and netball courts
  - # Minutes to Bacchus Marsh

Don't miss out on this exceptional opportunity to secure your piece of paradise in Maddingly. Enquire now to learn more about this prime vacant land offering.

Due diligence checklist - for home and residential property buyers - <http://www.consumer.vic.gov.au/duediligencechecklist>