

41 Parwan Road, Maddingley, Vic 3340

Brian Mark

Residential Land For Sale

Thursday, 11 July 2024

41 Parwan Road, Maddingley, Vic 3340

Area: 1621 m2

Type: Residential Land



Michael Meakin
0397415211



Steve Harris
0387427688

\$795,000

Location, Location, Location! Welcome to an exceptional development site that offers a myriad of options for the astute developer. Situated on the bustling Parwan Road, the gateway to the vibrant community of Maddingly/Bacchus Marsh, this corner block promises unparalleled exposure and accessibility. Key Features:- Prime Corner Block 1621m²: Maximise your development potential with a prominent corner location.- Strategic Positioning: Located directly across from the Bacchus Marsh train station, ensuring excellent connectivity.- Educational Hub: Bacchus Marsh Grammar and Bacchus Marsh College are both just around the corner.- Healthcare Proximity: A short distance to the local Bacchus Marsh hospital, enhancing the appeal for mixed-use medical projects.- Serviceable 5-bedroom house with triple garage and workshop- Zoning GRZ2 Development Potential (STCA): This site is perfect for a range of development opportunities, including but not limited to- Medical consulting suites- Unit/townhouse development- Home office - Two/three lot subdivision- Child care* The 54 Acres (21.85 Ha) situated next door was identified in the Maddingly Planning Study 2022 as having potential for: - light and service industry, warehouses and other Industrial 3 Zone uses that are appropriate for a buffer area between sensitive uses and the Maddingly WRR Hub; and/or. - restricted retail (bulky goods) or other Commercial 2 Zone uses that are appropriate for a buffer area between sensitive uses and the Maddingly WRR Hub. This site's strategic location on Parwan Road ensures high visibility and easy access, making it a prime investment for developers looking to capitalize on the growth of Maddingly. Don't miss out on this exceptional opportunity to create a landmark development in one of the region's most promising areas. Contact us today to explore the possibilities and take the first step towards realising your vision!