



11 O'Hanlon Place, Nicholls

## Visionary Opportunity Awaits: Iconic Ginninderra Village For Sale

LJ Hooker Commercial Canberra is pleased to offer For Sale, Ginninderra Village, 11 O Hanlon Place Nicholls, ACT via Expressions of Interest closing 4pm AEDT Wednesday 10 December 2025. Ginninderra Village is a unique historical development comprising six single level buildings totalling approximately 800sqm including the heritage listed Ginninderra Schoolhouse and residence.

None of the existing buildings are occupied and the property is being offered with vacant possession allowing owner occupiers, developers, and investors a rare blank canvas opportunity to reposition the existing offering or create a landmark development.

Existing permitted uses include childcare, indoor recreation facility, restaurant, shop (max 250sqm), craft workshop, and tourist facility.

The site is zoned CZ 6 Leisure and Accommodation allowing subject to Government approval, a broad range of uses on the site including but not limited to: aquatic recreation facility, club, commercial accommodation use, community use, drink establishment, indoor

### FOR SALE

For Sale via Expressions of Interest

### AGENTS

Greg Lyons  
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### AGENCY

Canberra  
02) 6247 0222

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entertainment centre indoor recreation centre, outdoor recreation facility, place of assembly, restaurant, shop, and tourist facility.

Ginninderra Village enjoys a prime position within Gold Creek Village, offering immediate proximity to the highly frequented George Harcourt Inn. This strategic location places the property directly opposite Cockington Green, one of Canberra's most renowned tourist attractions.

Gold Creek Village, on Nicholls' southern edge off the Barton Highway, includes the National Dinosaur Museum, Federation Square, Gold Creek Golf Course, Australian Reptile Centre, George Harcourt Inn, Cockington Green, and Gold Creek Square. Ampol and BP Service Stations, McDonalds, KFC and a medical centre are also located in the Gold Creek Precinct. Ginninderra Village is situated in close proximity to Gungahlin & Belconnen Town Centres, Northbourne Avenue, Federal Highway and Canberra's CBD.

Please call the exclusive selling agent Greg Lyons of LJ Hooker Commercial for more information or to arrange an inspection.

### MORE DETAILS

Property ID	48AHXW
Property Type	Hotel/Leisure Medical/Consulting Other
Land Area	11980 m2

**Greg Lyons 0439 338 883**

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