



## Evatt, 10 McGill Street

### A Once-In-A-Lifetime Opportunity

Discover a perfect canvas nestled in an idyllic locale! Embrace the vast potential of this expansive 1400m<sup>2</sup> (approx.) battle-axe block, bordered by the Ginninderra Creek Reserve. Free from builder ties, seize the opportunity to handpick the perfect architect for crafting your ultimate sanctuary. With the groundwork already laid and the ample expanse of 1400m<sup>2</sup> (approx.) awaiting your vision, this is a rare chance to realize your quarter-acre dream in the coveted Evatt neighborhood. Convenience is key with the Evatt Shops just a leisurely 1.6km stroll away, boasting essential amenities such as an IGA Supermarket, Pharmacy, takeaway options, bakery, Herbert's at Evatt restaurant, and Ruby's café. Families will delight in the proximity to the highly-regarded I Miles Franklin school, merely 500m away and easily accessible via well-maintained footpaths. Plus, with five schools within a 2km radius and Canberra University a mere 5km distance, educational opportunities abound. Enjoy effortless access to Belconnen Mall, a mere 15 to 20-minute bike ride (4.4km approx) away, where an array of dining options, supermarkets, and government offices await. En route, soak in the picturesque vistas of Lake Ginninderra,



LAND 1,400 m<sup>2</sup>

**For Sale**  
\$939,000+

**Contact**  
**Jake Bunday**  
0411 367 920  
jake.bunday@ljhooker.com.au



**LJ Hooker Gungahlin**  
(02) 6213 3999

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

with its network of paths, parks, and playgrounds inviting exploration and relaxation.

Experience the epitome of modern living in this highly sought-after locale

**Features**•Large 1400m2 (approx.) battle-axe block•Backs onto the beautiful Ginninderra Creek Reserve•Not tied to any builders, offering flexibility in choice•Already levelled for convenience•Ideal location in the highly sought-after area of Evatt•Proximity to Evatt Shops (1.6km away) with various amenities•Close distance (500m) to Miles Franklin and St Monica's Primary schools•Five schools within a 2km radius•Canberra University just 5km away•Easy 15 to 20-minute bike ride (4.4km approx) to Belconnen Mall•Scenic views of Lake Ginninderra•Abundance of paths, parks, and playgrounds in the vicinity

## More About this Property

Property ID	34F0GCY
Property Type	Residential
Land Area	1400 m²

**Jake Bunday 0411 367 920**  
Licensed Agent | [jake.bunday@ljhooker.com.au](mailto:jake.bunday@ljhooker.com.au)

**LJ Hooker Gungahlin (02) 6213 3999**  
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912  
[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)



**LJ Hooker Gungahlin**  
**(02) 6213 3999**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.