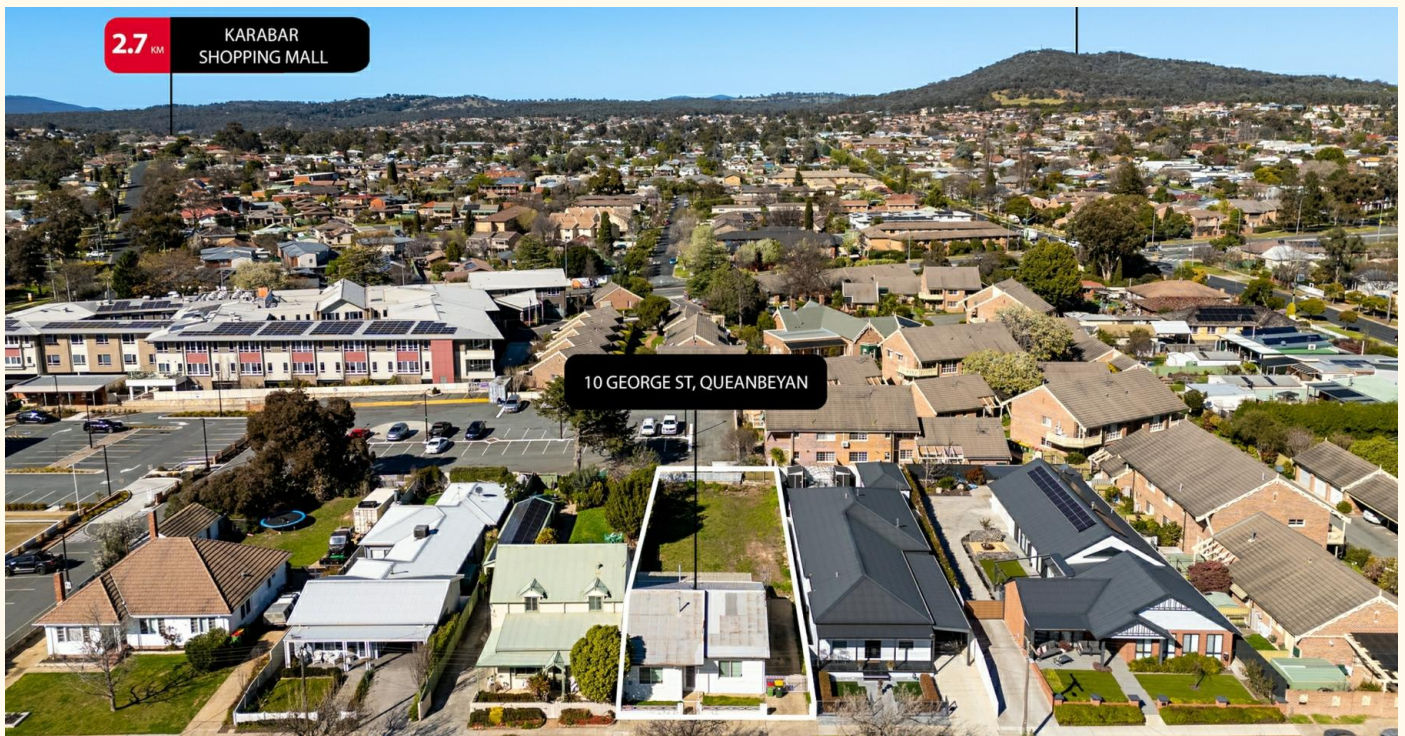


10 George Street, Queanbeyan

## Rare Inner-City Land opportunity with DA Approval to Demolish the Existing Dwelling

Positioned in a highly sought after central pocket of Central Queanbeyan, this unique property offers an incredibly rare blank canvas for buyers looking to design and construct their inner-city retreat.

Currently featuring an older- style cottage, the property comes with the significant advantage of a local council Development Application (DA) approval for demolition. This provides you with a head start to clear the site to reveal a premium, level 632m<sup>2</sup> block of land that is exceptionally hard to find in such a central location.

The location offers the absolute pinnacle of inner-city convenience. Leave the car at home, enjoy a meal at the popular Campbell & George Sporting Club, stroll to the beautiful Queanbeyan City Park for outdoor recreation, a game of tennis, or onto the City Centre for a catchup with friends.

This is a wonderful opportunity to secure a property with lots of upside where you can start planning your next chapter and design a home

3 1 1

**FOR SALE**  
\$795,000

**VIEW**  
By Appointment

### AGENTS

Michael Dyer  
0438 174 400  
michael.dyer@ljhooker.com.au

### AGENCY

LJ Hooker Queanbeyan | Jerrabomberra  
| Googong  
02 6297 3333

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Interested parties must rely solely on their own enquiries.



around your lifestyle.

Council Rates - \$1,232.5 Quarterly

Contact Michael Dyer, 0438-174400 for further information.

## MORE DETAILS

|               |        |
|---------------|--------|
| Property ID   | DNVHXS |
| Property Type | House  |
| Land Area     | 632 m2 |

**Michael Dyer 0438 174 400**

Sales Executive | [michael.dyer@ljhooker.com.au](mailto:michael.dyer@ljhooker.com.au)

**LJ Hooker Queanbeyan | Jerrabomberra | Googong 02 6297 3333**

20 Monaro Street, QUEANBEYAN NSW 2620

[queanbeyan.ljhooker.com.au](mailto:queanbeyan.ljhooker.com.au) | [qbn@ljhooker.com.au](mailto:qbn@ljhooker.com.au)

