

7 O'Hanlon - Block 2 Section 8 , Nicholls, ACT 2913**Sold - 16/12/2022**

Residential Land

**8,115m2 Commercial Space plus House. Zoned CZ6**

LJ Hooker Commercial Canberra and LJ Hooker Gungahlin are pleased to offer For Sale, Gold Creek Square, 7 O'Hanlon Place Nicholls ACT via Expressions of Interest closing 4pm Monday 5 September 2022

Gold Creek Square is a unique development comprising 9 small tenancies housing local Canberra businesses, a heritage listed church and 3-bedroom house all of which are leased and returned the owners a gross rental in excess of \$235,000 per annum incl GST. All of the tenants are on short term leases allowing the purchaser the opportunity and time to prepare and lodge a development application for any proposed redevelopment of the site. Previous DA and BA documents for a 5 star hotel and retail development are available on request.

The existing improvements are housed on a large 8,115sqm gently sloping parcel of land with a significant frontage to O'Hanlon Place and wide rear boundary fronting the Barton Highway with a large public carpark to the front.

Gold Creek Square is located in a prime position in the Gold Creek Village immediately adjacent the extremely popular George Harcourt Inn and directly opposite one of Canberra's landmark tourist attractions, Cockington Green.

The Gold Creek Village is a district located on the southern boundary of Nicholls, off the Barton Highway and encompasses Federation Square, Gold Creek Golf Course, the National Dinosaur Museum, Australian Reptile Centre, George Harcourt Inn, Cockington Green and Gold Creek Square, Ampol and BP Service Stations. McDonalds and KFC are also located in the Gold Creek Precinct

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, club, commercial accommodation use, community use, drink establishment, indoor recreation centre, outdoor recreation facility, restaurant, shop, and tourist facility. Please call the exclusive selling agents for more information or to arrange an inspection.

Open for Inspection

By Appointment.

Listed By

Naish Stormon

Phone: (02) 6213 3999

Mobile: 0488 164 426

