

# Raine&Horne.<sup>®</sup> Commercial

GUNGAHLIN  
GF/76 Phyllis Ashton Circuit

200 sqm

## Iconic Restaurant Location Now Available

### Price on Application

Raine & Horne Commercial are thrilled to exclusively present the Ground Floor Restaurant space at 76 Phyllis Ashton Circuit for Lease

Situated in a busy residential and commercial precinct overlooking Yerrabi Pond, this tenancy offers a prime location for a restaurant. With its corner positioning, high visibility, and strong foot traffic, the space provides an excellent opportunity for hospitality operators to establish or expand in one of Canberra's key growth areas. Surrounded by walking trails, parklands, and a growing local community, the location benefits from consistent customer flow and strong business potential.


#### Key Features Include


- Fully Fitout Space comprising; Kitchen, Bar, & Seating area
- High-exposure corner position with excellent visibility
- Large glass frontage

Property ID	L30081933
Property Type	Retail
Building / Floor Area	200

#### AGENT

##### Cody Edwards

 0406747049

 [cody.edwards@canberra.rhc.com.au](mailto:cody.edwards@canberra.rhc.com.au)

- Uninterrupted views over Yerrabi Pond
- Ample customer parking nearby for easy access
- Surrounded by a thriving residential community and popular businesses

For further information or to arrange an inspection, please contact Cody Edwards (0406 747 049) of Raine & Horne Commercial.