

Raine&Horne.[®] Commercial

AMAROO
Block 9 Section 111

580 sqm

DA APPROVED AMAROO VILLAGE DEVELOPMENT OPPORTUNITY

Auction

Raine & Horne Commercial Canberra are pleased to offer Block 9 Section 111 Amaroo for sale by auction.

Positioned adjacent to the popular Amaroo Village Precinct, and within close proximity to Gungahlin Town Centre, this 580sqm flat and regular shaped block has DA approval for the construction of a 3 storey development comprising 8 residential units on the upper floors, with 2 of those including ground floor mutli-purpose space and undercroft on-grade parking (no basement).


Set within walking distance of Coles, ALDI, Priceline Pharmacy, Coffee Guru, Easy Cut Easy Go & Vets at Amaroo, the site enjoys high exposure and steady foot traffic from both residents and visitors. Its proximity to Amaroo School, Busy Bees Childcare & Good Shepherd Primary, combined with its location within a strong catchment area including Bonner, Forde, and the broader Gungahlin region further enhances its appeal.


The site is zoned CZ2 (Business Zone) which permits a variety of commercial and residential

Property ID	L33181630
Property Type	Land/Developmen t
Building / Floor Area	580
Land Area	580.0 sqm

AGENT

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uses, so the buyer can either proceed with developing per the approved plans or re-design to develop a building that suits them. Whether you're looking to deliver the approved scheme or explore other development outcomes under the flexible zoning, this is a standout opportunity to capitalise on a high-performing suburban location with proven demand and future upside.

Block 9 Section 111 Amaroo will be auctioned on-site at 11am, Wednesday 28th May 2025.

For more information, please reach out to the exclusive agents at Raine & Horne Commercial Canberra.