

# Raine&Horne. Commercial

THARWA  
11 North Street

2216 sqm

## Rare Opportunity in Historic Village of Tharwa

### Auctioned

Raine & Horne Commercial Canberra are pleased to offer 11 North Street, Tharwa ACT for sale by public auction.

Positioned in the historic village of Tharwa, 11 North Street presents a rare and highly compelling opportunity to secure a substantial 2,216sqm commercial landholding with character, history and future upside. Tharwa, proclaimed in 1862, is the oldest official settlement in the Australian Capital Territory, located 30km south of Canberra at the foot of Mt Tennent. Originally a Ngunnawal meeting place and crossing point for the Murrumbidgee River, it became a rural hub with the historic 1895 bridge and Cuppacumbalong homestead.

The property is best known as the Tharwa General Store – a long-standing village landmark that has serviced the local community for generations. The main building, understood to have been constructed circa 1922, is a charming weatherboard structure located toward the eastern portion of the site. Rich in heritage appeal and rural authenticity, the improvements provide a unique platform for restoration, repositioning or adaptive reuse (subject to approval). Whether envisioned as a revitalised general store, boutique café, gallery space or destination hospitality offering, the character of the existing buildings creates an irreplaceable foundation.

|                       |            |
|-----------------------|------------|
| Property ID           | L37784061  |
| Property Type         | Retail     |
| Building / Floor Area | 2216       |
| Land Area             | 2216.0 sqm |

### AGENT

**Mark Nicholls**

📞 0417239551

✉️ [mark.nicholls@canberra.rhc.com.au](mailto:mark.nicholls@canberra.rhc.com.au)

To the rear (western portion) of the block are three corrugated steel sheds, providing additional storage and utility space. The site also contains existing (disused) fuel infrastructure, including three petrol bowsers, fuel line infrastructure and three underground storage tanks with associated vents and fill points . Environmental Investigation Report available upon request.

The land itself gently slopes from west to east and comprises a mix of sealed and unsealed areas. Asphalt surfaces are located toward the eastern and southern portions of the property. Unsealed areas are either bare or sparsely vegetated, while mature native eucalyptus trees along the northern and western boundaries enhance the rural village atmosphere and natural setting.

Beyond the site boundaries, the property benefits from its central village position, adjacent to the Tharwa Community Hall and Tennis Court – reinforcing its connection to community life. While offering a peaceful country setting, the property remains within convenient reach of key suburban amenities. Just 10-15 minutes away is Lanyon Marketplace in Conder, providing a Woolworths supermarket, pharmacy, medical centre, cafés, gym and everyday convenience retail. Within approximately 20-25 minutes is the broader Tuggeranong Town Centre, including South.Point Tuggeranong, major retail, dining, professional services and government facilities. A range of schools and childcare centres are located throughout the Tuggeranong region, supporting the wider residential catchment.

The Crown Lease purpose clause permits use as a general store (including sale of second-hand goods, mechanical repairs and petrol sales), as well as a gallery, museum, art and craft shop and coffee shop. The property is zoned CZ4 (Commercial Local Centre), allowing a broad range of alternative commercial uses, including potential residential development (subject to approval). This combination of existing permitted use and zoning flexibility significantly enhances the property's appeal to investors, developers, hospitality operators and visionary owner-occupiers. Planning Report available upon request.

Opportunities to acquire a landholding of this scale and historic character within the ACT are exceptionally rare. Whether revitalising an iconic rural store, creating a destination venue, or exploring longer-term redevelopment potential, 11 North Street offers scale, history and strategic positioning within one of the ACT's most tightly held village settings.

#### Auction Details:

- Location: Raine & Horne Commercial Canberra Office (Ground Floor, 9/86 Northbourne Avenue, Braddon ACT)
- Date: Friday 10th April 2026
- Time: 11am (registrations open at 10.30am)

For further information or to arrange an inspection, please contact the exclusive selling agent, Raine & Horne Commercial Canberra.