

**10 McGill Street, Evatt, ACT 2617**



**Residential Land For Sale**

Friday, 23 February 2024

10 McGill Street, Evatt, ACT 2617

Area: 1400 m2

Type: Residential Land



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**\$980,000+**

Discover a perfect canvas nestled in an idyllic locale! Embrace the vast potential of this expansive 1400m<sup>2</sup> (approx.) battle-axe block, bordered by the Ginninderra Creek Reserve. Free from builder ties, seize the opportunity to handpick the perfect architect for crafting your ultimate sanctuary. With the groundwork already laid and the ample expanse of 1400m<sup>2</sup> (approx.) awaiting your vision, this is a rare chance to realize your quarter-acre dream in the coveted Evatt neighborhood. Convenience is key with the Evatt Shops just a leisurely 1.6km stroll away, boasting essential amenities such as an IGA Supermarket, Pharmacy, takeaway options, bakery, Herbert's at Evatt restaurant, and Ruby's café. Families will delight in the proximity to the highly-regarded I Miles Franklin school, merely 500m away and easily accessible via well-maintained footpaths. Plus, with five schools within a 2km radius and Canberra University a mere 5km distance, educational opportunities abound. Enjoy effortless access to Belconnen Mall, a mere 15 to 20-minute bike ride (4.4km approx) away, where an array of dining options, supermarkets, and government offices await. En route, soak in the picturesque vistas of Lake Ginninderra, with its network of paths, parks, and playgrounds inviting exploration and relaxation. Experience the epitome of modern living in this highly sought-after locale

Features

- Large 1400m<sup>2</sup> (approx.) battle-axe block
- Backs onto the beautiful Ginninderra Creek Reserve
- Not tied to any builders, offering flexibility in choice
- Already levelled for convenience
- Ideal location in the highly sought-after area of Evatt
- Proximity to Evatt Shops (1.6km away) with various amenities
- Close distance (500m) to Miles Franklin and St Monica's Primary schools
- Five schools within a 2km radius
- Canberra University just 5km away
- Easy 15 to 20-minute bike ride (4.4km approx) to Belconnen Mall
- Scenic views of Lake Ginninderra
- Abundance of paths, parks, and playgrounds in the vicinity