

# Lots to love.

Two uniquely spacious suburban lots overlooking a pristine nature reserve.







## **A rare opportunity to buy the biggest lots ever released at Googong.**

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This is a rare chance to purchase one of only two colossal lots in Googong that offer you the convenience and services of modern suburban living, with an outlook and scale beyond your imagination.

At 15,970m<sup>2</sup> and 17,290m<sup>2</sup> (1.597ha and 1.729ha), these lots are fit for big dreams, with space for a large home that could include a tennis court, pool, multi-car garage, personal gym, theatre room and more. Your generously proportioned home and expansive entertaining areas will enjoy breathtaking views across a bushland conservation area that will never, ever, be built out. And with The Anglican School Googong, a public primary school (to open 2023) and Googong North Village Centre 1km down the road, you've got the shops, the school run, and dinner at your local, all within arm's reach.

**Lots 902 and 903 will be sold by Expression of Interest, closing 5pm, 1 September 2020.**

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# Acres of space and only three minutes from the Googong North Village Centre.

Enjoy connection to your neighbourhood, an unparalleled level of privacy, and the peace that comes from expansive views.

At 15,970m<sup>2</sup> (1.597ha) and 17,290m<sup>2</sup> (1.729ha), properties of this size are usually only found in a rural context. It's what makes these lots so incredibly unique. Here, you will be part of a strong and connected community; be close to town, the shops, schools, and recreational facilities; and be easily connected to utility services—water, power, gas and NBN.

GOOGONG  
DAM

CONSERVATION  
ZONE  
(NEVER TO BE BUILT ON)

## LOT 903

SIZE:  
17,290m<sup>2</sup> / 1.729ha

DWELLING ENVELOPE:  
1,393m<sup>2</sup>

NORTH



Lots are perfectly situated to enjoy north-facing orientation, with views that take in the rolling hills of the Googong Dam Foreshores, including glimpses of the spillway and the dam itself. The Molonglo Ranges form an impressive backdrop to a bushland scene that will never, ever, be built out.

These lots are fully fenced with rural-style fencing at the front and on each side, and conservation fencing across the back, echoing their unique position

in the landscape. The main access to the properties is off a suburban street—Connolly Street—with entry points at the kerb and fenceline to be cut and completed as part of your build.

These are the largest lots ever released at Googong. Lots of this scale are not likely to be offered again before 2030/35 if at all, so this is truly a rare opportunity.



GOOGONG  
NORTH

DUNCAN  
FIELDS

## LOT 902

SIZE:  
15,970m<sup>2</sup> / 1.597ha

DWELLING ENVELOPE:  
1,159m<sup>2</sup>

DOG  
OFF LEASH  
PARK

# Googong township.

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Googong is a new self-contained township located just 26 minutes from the Canberra CBD, and will eventually be home to around 18,000 people. The township has been growing in all sorts of ways in the past few years. Already, over 5,000 Googonians live here.

The Anglican School Googong currently takes students from early learning to Year 9 and will grow each year to reach Year 12 by 2023. The NSW Government has announced that it will deliver a public primary school to open in 2023, and a public secondary school is proposed to open in the years ahead.

Googong North Village Centre is just 1km away from lots 902 and 903 and includes an IGA supermarket, bottle shop, Gorman & Co pub, café, childcare, GP, pharmacy, hair and beauty salon, vet, Club Lime gym and plenty more, including a Community Centre.

Almost a quarter of Googong is dedicated to open green spaces and playgrounds, winning us awards in community planning, masterplanning and sustainability.

And there are exciting things ahead. We have begun development on our next neighbourhood, Googong Central, which will feature Googong's major shopping and entertainment precinct.





**Village Centre – 1km**

**Googong Town Centre – 2.5km**

**The Anglican School Googong – 1.5km**

**Future Public Primary School – 1km**

**Jerrabomberra – 13 minutes**

**Queanbeyan CBD – 13 minutes**

**Canberra CBD – 26 minutes**

## Sales process.

Lot 902 and lot 903 will be sold by Expression of Interest, closing 5pm, 1 September 2020.

Visit [googong.net](http://googong.net) to download a copy of the Expression of Interest Form, as well as the Lot 902 and 903 Design Guidelines, and more.

## More information.

### Googong Sales Office

Phone 1300 446 646

Email [enquiries@googong.net](mailto:enquiries@googong.net)

12 Courtney Street, Googong NSW

Open 10am–5pm

Saturday to Wednesday

[googong.net](http://googong.net)

### Lot specifications

	Lot 902	Lot 903
ADDRESS	5 Connolly Street Googong NSW	17 Connolly Street Googong NSW
LOT SIZE	15,970m <sup>2</sup> (1.597ha)	17,290m <sup>2</sup> (1.729ha)
BUILDING HEIGHT LIMIT	One storey	Two storey
DWELLING ENVELOPE (HOME)	1,159m <sup>2</sup>	1,393m <sup>2</sup>
SP ZONE (OUTSIDE DWELLING ENVELOPE)	Structures not connected to sewerage (e.g. pavilion, tennis court).	
MA3 ZONE (ALONG NORTH FENCELINE)	Conservation buffer zone. Non-build area with native plantings only.	
BUSHFIRE CERTIFICATE (BAL RATING)	19 – Buildings must comply with AS3959.	
DRIVEWAY ACCESS	Owner to build on Connolly Street avoiding stormwater sumps.	



WINNER MASTERPLANNED COMMUNITY  
UDIA NSW 2019 AWARDS FOR EXCELLENCE

DISCLAIMER: All care has been taken in the preparation of this material. No responsibility is taken for errors or omissions and details may be subject to change. Intending purchasers should not rely on statements or representations and are advised to make their own enquiries to satisfy themselves in all respects. Googong Township Pty Ltd intend by this statement to exclude liability for all information contained herein.



A JOINT VENTURE BETWEEN PEET AND MIRVAC