

**Watson  
on Aspinall**



Block c, Section 76 shown for illustrative purposes only

# Unique place. Unique potential. Make it yours.

Don't miss your chance to  
create a lasting legacy in Canberra  
with this unique opportunity.

**Development opportunity  
by auction on 13 August 2025.**



**ACT**  
Government

**Suburban Land  
Agency**



**Acknowledgement  
of Country**

We acknowledge the Ngunnawal people as traditional custodians of the ACT and recognise any other people or families with connection to the lands of the ACT and region. We acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region.







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# The unique opportunity

Watson On Aspinall is a uniquely-desirable location in Canberra's inner north that's ready when you are.

The large-sized, 37,590m<sup>2</sup> development comes filled with potential for bigger possibilities. Large enough to make a significant impact, yet small enough for you to contribute to a lasting legacy.

Anchored by a considered Place Plan, passionate community and abundance of greenery – we're seeking community minded developers who share our unique vision for this place. Who can offer innovative thinking, best-practice sustainable building and a genuine desire to bring something meaningful and long-lasting to North Canberra. This is your chance to make something truly unique.





# The site specifics



An increased demand for well-connected, residential living has led to the release of Block C Section 76. Guided by the Place Plan and Development Concept 2021 development will deliver a residential experience connected to nature and the best of the inner north.

The future direction of the site was shaped in collaboration with the local community. This resulted in a Place plan defined by connection, nature, diversity and sustainability. Where people can live, socialise, exercise, relax and play.

Site	Block C Section 76
Zoning	RZ4 <u>Medium Density Residential</u> Bordered by PRZ1 Urban Open Space
Area	37,590m <sup>2</sup>
Yield	<u>200 dwellings</u>
Sales method	Auction



# The Site










Watson On Aspinall Block c, Section 76 is a site ready for medium density residential development on the main arterial road into Canberra. The site presents a unique opportunity for renewal – with planning approval for 200 new dwellings. These will be complemented by an innovative demonstration housing development on Block b, Section 76.

The site adjoins Maliyan park and open spaces. Development will be guided by the Place Plan and Development Concept 2021 to meet a safe and inclusive, accessible and compact design that meets sustainable and active outcomes for the community.

The aim of the Place Plan is to maximise urban heat resilience and maintain tree and landscape corridors – to protect vulnerable native species such as the Suburb Parrot.

## Features




-  Established neighbourhood with access to local amenities
-  Site bordered by mature trees
-  Close to Mt Majura Nature Reserve and Watson Woodlands
-  Close proximity to shops and schools
-  Close to nearby playgrounds, ovals and walking trails
-  Access to walking and cycling paths along the Federal Highway and Aspinall street
-  Access to public transport



## Make a greener future real

Sustainability is at the heart of the site's character and its future growth. Developers will need to meet a range of sustainability outcomes to help make that possible.

## Initiatives

-  EV charging infrastructure
-  Energy efficient homes
-  No gas connections on the site



# A unique neighbourhood



## A unique opportunity

Surrounded by mature trees with Mt Majura Nature Reserve and Watson Woodlands close by, Watson On Aspinall is a part of a community that's already thriving.

With a passionate community at its core and a strong connection to Country, this established neighbourhood offers seamless access to local amenities and the best of Canberra.

Safe shared spaces and infrastructure make for a unique standard of liveability. Maliyan Park connects young and old to

Ngunnawal Culture while enjoying time outdoors – while established trees and parklands make this site a natural haven.

Connecting to the rest of Canberra makes living here just as seamless. Residents will access an abundance of accessible cycle paths, pedestrian paths and light rail, schools, shops and the CBD all close by.

All of this - and more - makes Watson on Aspinall an attractive opportunity for developers and future residents.



Close to public  
transport, schools,  
shops and  
Canberra CBD





# Connected to a thriving Canberra



● Education

- 01. Majura Primary School
- 02. Nipperville Early Learning Centre
- 03. Australian Catholic University, Canberra
- 04. Dickson College
- 05. Majura Early Childhood Centre
- 06. Daramalan College
- 07. Lyneham High School
- 08. North Ainslie Primary School
- 09. Australian National University

● Shopping

- 10. Watson Shops
- 11. Hackett Shops
- 12. Dickson Group Centre
- 13. Ainslie Shops
- 14. Braddon Shops
- 15. Canberra Centre

● Recreation

- 16. Watson Neighbourhood Oval
- 17. Exhibition Park in Canberra
- 18. Thoroughbred Park
- 19. Mount Majura Nature Reserve
- 20. Mount Ainslie Lookout
- 21. Yowani Country Club
- 22. Maliyan Park

● Landmark

- 23. Canberra Tracks – Mount Ainslie
- 24. Walking Tracks – Mt Majura

● Transport

- T. Light Rail
- B. Bus Stop



# The Process

Make it yours.

Auction details

Wednesday 13 August 2025

Registrations open at 10:00am

Auction commences at 11:00am

Venue: Ainslie Football Club



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# Get In Touch

## About Suburban Land Agency

We aspire to create place experiences that are uniquely Canberran, where everyone feels welcome and at home. We work with developers to help deliver quality place and design outcomes that respond to community needs and aspirations.

### Selling Agents

**Independent**  
PROPERTY GROUP

### Independent Property Group

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### Contact Details



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Government

**Suburban Land**  
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### Suburban Land Agency

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### Translation Services

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Make it unique.  
Make it sustainable.  
Make it connected.



Make it yours.