

# Wright

Section 39

 CANBERRA

# Established place. Untapped potential.

Mixed-use development  
opportunity.

For sale by auction

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**Suburban Land**  
Agency

Artist impressions of Wright 39 Block 1 for illustrative purposes

# Shape a mixed-use precinct of more potential.

**Wright and Coombs are two communities where Canberra best connects to a thriving future. This is your opportunity to unlock that potential.**

Spanning over 12,000m<sup>2</sup>, this prominent site connects you to everything that makes Wright and Coombs thrive, all from the one location. Flexible CZ5 zoning means more possibility with how the location takes shape – with the site designed to seamlessly integrate with future transport connectivity, including future light rail and rapid bus.

The location is established.  
The demand is present.  
The potential ready to be realised.





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SITE SPECIFICS

# 12,261m<sup>2</sup> of Untapped potential.

Section	Block	Zoning	Dwelling yield	Affordable	Community housing
Block 1 Section 39	Steve Irwin Avenue, Wright	12, 261m <sup>2</sup> of CZ5 mixed-use zoning	240	27	10

# Where Canberra connects to a thriving future.

**Coombs and Wright are now amongst Canberra's most sought-after places to call home, only 12kms to the city and a short drive to Woden.**

Both communities join Denman Prospect, Whitlam and more in shaping the thriving Molonglo Valley region. They're home to over 10,000 people with access to various amenities, while maintaining a strong relationship with natural surroundings.

- Central Canberra location with easy access to Civic, Woden and Belconnen.
- Stunning views to Telstra Tower and the National Arboretum Canberra.
- Local P-6 Charles Weston School childcare centres and a range of health providers and commercial businesses.
- Close to Stromlo Forest Park, Canberra's world-class recreational sporting facility.
- Close to the Stromlo Leisure Centre.
- Multiple outdoor play areas and parks for all ages close by.



## AGENT DETAILS

### **Knight Frank**

Nathan Dunn

0488 216 406

nathan.dunn@au.knightfrank.com

### **Auction date**

Wednesday 5 August 2026

### **Auction registrations open**

1:30pm

### **Auction time**

2:00pm

### **Location**

Ainslie Football Club, 52 Wakefield  
Avenue Ainslie ACT 2602

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