

**1/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912**

**Apartment For Sale**

Sunday, 13 August 2023

**Canberry.**

*Live Where You Love*

1/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Curtis Dong  
0449889665



Shan Gao  
0457038888

**\$629,000**

What the Owners Loved: Living in a well orientated home having Northerly sun to flood all living areas & bedrooms in winter and cool breezes in summer. It is so convenient living on the first floor, close to our car spaces, and not having to share the lift in the morning. Close to town centre, but still surrounded by nature. What You'll Love: The best of Gungahlin on offer within walking distance, including food and drinks, shopping, and even parks and grasslands, this home is perfectly positioned to give you an enviable lifestyle. Thanks to heaps of nearby public transport options and access to main roads, you'll be as connected as ever to anything else you might need. Located in the highly popular Infinity Towers complex, this 3-bedroom townhouse style apartment attracts a refined buyer aspiring quality inclusions and amenities to make life exceedingly comfortable. Situated on the ground floor, upon stepping through the front, you'll be wowed by the space on offer. Totally open plan and flooded with natural light, you'll love finishes like the high ceilings throughout and stone benchtops in the kitchen. The kitchen itself is a chef's dream, with modern stainless-steel appliances and bulk storage on offer. Overlooking the rest of the living area, it forms the hub of the home. The living space is large and functional and will make family time or entertaining a breeze, especially with its easy access to the balcony outside. Upstairs, the master bedroom hosts walk-in wardrobe allowing plenty of storage for your clothes and possessions and is serviced by a smart, neat ensuite with floor to ceiling tiles and large shower. Bedroom two includes a walk-in wardrobe and bedroom three a built-in wardrobe. The main bathroom is conveniently positioned close to them. There are split system air conditioners in living area & master bedroom for your all-year-round comfort. You'll never have to leave as within the complex there is a 25m infinity pool surrounded by landscaped gardens giving you a daily escape from the hustle and bustle of life; plus a BBQ area to entertain in or the gymnasium to sweat it out in – all at the press of your lift button. With two side by side secure parking spaces, storage cage and intercom access for guests, Infinity Towers offer an easy living lifestyle with all the space and benefits of a house, without the bother of upkeep or the daily drive to work. Schools, parks and cafes are nearby, Gungahlin town centre's amenities are within walking distance and everything you need is at your doorstep. An elegant, executive apartment ideal for down-sizers, first home buyers and investors alike. Be sure to inspect. At a glance... - North facing Living areas & bedrooms flooded with natural light - Double glazed windows - Fresh and modern ensuite and bathroom with quality fixtures and fittings - Large and functional living space, perfect for both family time and entertaining as it flows out onto the main balcony - Kitchen features a pantry, plenty of storage space, stainless steel appliances including dishwasher - Powder room to downstairs living areas - Master bedroom is serviced by its own ensuite and walk-in wardrobe. Bedroom two includes a walk-in wardrobe and bedroom three a built-in wardrobe. - Study nook is conveniently positioned between the bedrooms - Split system air conditioners in living area & master bedroom - High speed NBN Connection - 2 side by side secured parking space with storage cage - Extra visitor parking inside the complex - Fully equipped Gym with swipe access, Luxury Infinity pool and spa, Large communal areas Love The Location... - Within 5 minutes' walk to the Yerrabi Pond District Park - Within 8 minutes' walk to the Gungahlin Town Centre - Within 10 minutes' walk to the light rail station - Within 17 minutes' drive to the Canberra CBD Property details... Living: 116sqm (approx.) Balcony: 16sqm (approx.) Built: 2018 EER: 6.0 Rates: \$399. pq (approx.) Land Tax: \$464 pq (approx.) Body Corporate: \$1,432 pq (approx. both administration and sinking fund included) Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.