

123 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Townhouse For Sale

Saturday, 2 March 2024



123 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: Townhouse



Tony Yip

0261339990

AUCTION

Price Guide From \$740,000 Introducing a modern oasis in the heart of Gungahlin! Nestled in a convenient location, this stunning 4-bedroom, 2-bathroom townhouse offers the perfect blend of style, comfort, and practicality. Step inside to discover a spacious open-plan living area flooded with natural light, seamlessly flowing into a contemporary kitchen equipped with a gas cooktop and ample storage space. The bedrooms are generously sized, each featuring built-in robes for added convenience, while the bathrooms exude modern elegance. Entertain guests on the large balcony off the living room or retreat to the rumpus room for some relaxation. With laminate wooden flooring throughout, ducted reverse cycle heating/cooling, and a private courtyard, this property offers a lifestyle of comfort and convenience. Conveniently located within walking distance to Gungahlin Town Center and the light rail, this property is perfect for first-time buyers, astute investors, or those seeking a family home. Secure garage parking and proximity to shops, schools, and public transport complete the package. Don't miss your chance to own this exceptional property! Contact Tony 0404 011 163 today for more information. Features: Living space: 187sqm Balconies: 4m² & 23 m² Garage: 23 m² Block: 247sqm Rates: \$2,311.78 (approx) Land Tax (investors only): \$2,549.05 (approx) Strata: \$893.75 (approx) Built: 2018- Covered balcony entertaining area- Spacious townhouse- 3 separate living areas (Family room, Dining area & Rumpus)- Reverse cycle split system - heating & cooling- Single garage - Large kitchen with loads of bench space & walk in pantry- Stainless steel appliances including gas cooktop, rangehood, dishwasher & oven.- Master bedroom with ensuite & walk-in robe- Bedrooms 2, 3 & 4 with built-in robes- Main bathroom with bathtub- Separate toilet upstairs adjoining the main bathroom- Short drive to thriving Gungahlin Town Centre- Moments away from walking & bike trails- Vacant possession, with flexible settlement period- EER5