

**160/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912**



**Sold Unit**

Monday, 23 October 2023

160/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 56 m2**

**Type: Unit**



Duncan Walker  
0452494520



Kathy Komar  
0455891351

**\$339,950**

Price Guide: \$339,000 Welcome to 160/1 Anthony Rolfe Avenue, Gungahlin! This stunning unit offers a perfect opportunity for first-time buyers or investors looking to expand their portfolio. With 1 bedroom, 1 bathroom, and 1 garage space, this property is designed for convenience and comfort. The complex features a range of amenities. Stay fit and active without leaving the building using the gym and the outdoor pool, or choose to relax in the spa. For those who love outdoor living, this property has you covered. The outdoor entertaining area is ideal for hosting barbecues and gatherings with friends and family. Located in the sought-after suburb of Gungahlin, this property is surrounded by a wealth of local amenities, including shops, cafes, and parks. The nearby public transport options make commuting a breeze. Don't miss out on this fantastic opportunity! This property is going to Auction, so act fast to secure your dream home or investment! Contact us today to arrange a viewing and start imagining your life at 160/1 Anthony Rolfe Avenue, Gungahlin. Features: \*? Fantastic 13th floor views of Mountains and over North Gungahlin \*? Generous Main Bedroom featuring large BIR \*? Perfect to live in or for investment \*? Modern kitchen with quality appliances \*? Reverse Cycle air conditioning (heating and cooling) \*? Double glazed, floor to ceiling windows \*? High security with intercom access \*? One car space, lock up storage cage \*? Walking distance to Yerrabi Pond \*? Short stroll to café's, gym, restaurants \*? Close Proximity to Gungahlin Marketplace for all shopping \*? Secure facilities include BBQ Area, Pool, Spa and Gym Stats: Internal Living: 56m<sup>2</sup> Balcony: 9m<sup>2</sup> EER: 6 Rates: \$1,513 p.a. Land Tax: \$1,784 p.a. (investors only) Body Corp Fees: \$3722 p.a. Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.