

**165 Anthony Rolfe Avenue, Gungahlin, ACT 2912**

**AREA SPECIALIST**

**Sold Townhouse**

Sunday, 20 August 2023

165 Anthony Rolfe Avenue, Gungahlin, ACT 2912

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 279 m2**

**Type: Townhouse**



Jason Hall  
0475983079

**\$842,000**

Its Addressed: The online timed auction has started, and bids can be made from now, right through to Sunday 10th of September 2023 @ 2:00 pm when the auction closes. N.B All bids for this property must be submitted via the online auction platform, see the below link and the QR code in the photo

carousel. <https://buy.realtair.com/properties/110151> Full transparency of the sales process: A timed auction is not as complicated as it looks. Here's what you need to know. On holidays? No problem. You can participate at any time, from anywhere. Location is no longer a barrier to buying property. You can trust the sales process: everyone can see the current highest bid at all times, ensuring complete transparency. Sign up for property alerts and be notified of changes and bids. Take the time you need to do your research, knowing you won't miss out. Think of eBay for real estate. Introducing a charming and contemporary 3-bedroom townhouse that is perfectly tailored to first home buyers and downsizers. Situated on a comfortable 279m<sup>2</sup> land size, this property offers an abundance of convenience and style, with fresh paint throughout the interior and a host of desirable features. Location is everything, and this townhouse boasts a prime position within walking distance to Gungahlin Town Centre, where an array of cafes, restaurants, retail stores, bars and grocery shops await. Also within easy reach are the light rail terminal, bus stops, and a variety of local private and public schools, ensuring that all your daily needs are catered for. The cleverly designed floorplan offers two separate spaces, including a cosy family room complete with a meals and lounge area and study/nursery. The three well-sized bedrooms provide ample space for a growing family, with the main bedroom featuring an ensuite and walk-in robe, and built-in robes in the 2nd and 3rd bedrooms. A well-appointed kitchen boasts plenty of bench space, storage, gas cooktop and dishwasher, while ducted gas heating and RC/AC ensure year-round comfort. Outside, two low-maintenance courtyards provide the perfect setting for relaxed entertaining. A double garage with remote access off a laneway at the rear of the property ensures secure parking for two vehicles, and the absence of body corporate fees is an added bonus. Don't miss out on this exceptional opportunity to secure a modern and conveniently located townhouse in the heart of Gungahlin. Living size: 134m<sup>2</sup> Double garage: 41m<sup>2</sup> Year built: 2003 Rates: \$2449 ( approx ) Land Tax: \$3740 ( approx ) \* No body corporate \* Perfect for downsizers, first-time buyers, or investors \* Close proximity to Gungahlin Town Centre with dining options and shopping \* Easy access to light rail terminal and bus stops for commuting \* Conveniently located near public and private schools \* Two separate living spaces \* Study/nursery \* Open plan family and meals area feels spacious and inviting \* Well-equipped kitchen with ample bench space, storage, gas cooking, and dishwasher \* Main bedroom with ensuite and walk-in robe, two other bedrooms with built-in robes \* Fresh internal paint and a contemporary mix of carpeted bedrooms and tiled living spaces \* Ducted gas heating and reverse cycle air conditioning for year-round comfort \* Two low-maintenance courtyards \* Secure parking available in the double garage accessed from a rear laneway \* Highly sought-after location