

237 Anthony Rolfe Avenue, Gungahlin, ACT 2912

STONE

Sold House

Friday, 18 August 2023

237 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 285 m²

Type: House



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\$901,000

This 3-bedroom ensuite home is positioned within walking distance to the lively Gungahlin village along with a bus stop directly out the front for convenient travel. Completely renovated throughout, this separate title home is turn-key ready and includes spacious bedrooms, a segregated master with a walk-in robe plus ensuite, a kitchen with high-quality appliances 3 separate living spaces, ducted heating plus a low maintenance block. Features Overview:- Completely renovated throughout with high-quality inclusions and appliances- North facing to the rear- Bus stop directly out the front- Elevated Single-level floorplan, free-standing separate title home- Double glazing throughout- NBN connected with FTTP- Age: 18 years (built in 2005)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx)- Internal Living: 147.00 sqm- Porch: 1 sqm- Garage: 40.00 sqm- Total residence: 188 sqm- Block: 285 sqm Prices- Rates: \$610.25 per quarter- Land Tax (Investors only): \$860.50 per quarter- Conservative rental estimate (unfurnished): \$650 - \$670 per week Inside:- Segregated master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with bath and separate toilet- Front formal living and dining area with ample natural light and space- Formal dining room with glass sliding doors through to the back courtyard- Second informal living or dining space off the front of the kitchen- Modern kitchen with high-quality appliances, ample storage and an island bench - Third informal living or dining area off the side of the kitchen with glass sliding doors through to the back courtyard and extra large window creates ample natural light- Spacious Laundry room with skylight and storage- Ducted gas heating- Gas hot water- Double car garage with internal and external access along with ample storage space Outside:- Fully enclosed back courtyards with back gate access - Easy to maintain block- Front enclosed courtyard - Large cat run that is perfect for your fur babies or can be easily removed Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Terracotta roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Double-glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal Insulation value approximately R-4.0 Being the heart of the District, Gungahlin is highly sought after, featuring local kids' playgrounds, multiple schools, shopping centres, daycare and an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi, commuting to the city is a breeze with easy access to the light rail network. Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.