

248/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912



Sold Apartment

Monday, 14 August 2023

248/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 84 m2

Type: Apartment

\$435,000

INSPECTION BY APPT ONLY With water views of the pool outside your apartment you will feel like you're in a resort, but actually this could be your new home. In Tower B of 1 Anthony Rolfe property is a 84 sqm 2-bedroom apartment. Island bench in the kitchen with large bedrooms to spread out. With the light colour scheme and storage and light it ticks a lot of boxes for living in Canberra. The master bedroom boasting 2 built-in robes and ensuite with 2 split system aircon units. Enclosed balcony away from the elements allowing all year outdoor entertaining possibilities. Close to public transport such as tram and bus, a short walk to the major shopping centre with shops, restaurants and café all in the hub of Gungahlin. Please note this property is under a fixed term tenancy until October 2023

Property Features- Master bedroom with 2 built-in robes and ensuite- Island bench in kitchen with lots of storage- Open plan dining and living room- Tower B of the complex on level 11 - Private balcony, covered balcony- Large main bathroom- Views of pool, mountains and Yerrabi Pond- 1 car parks with storage cage- Infinity Pool, Gym and conference room on level 5

Property Numbers
Rent incoming: \$525.00 per week
Body Corp: \$796.95 per qtr (approx)
Sinking Fund: \$232.88 per qtr (approx)
Rates: \$380.00 per qtr. (approx.)
Land Tax : \$436.88 per qtr. (approx.)
Year Built : 2018
Size: 84 m2 internally (exc. balcony)