

273/1 Anthony Rolfe Avenue Avenue, Gungahlin, ACT 2912

STONE

Apartment For Sale

Wednesday, 22 November 2023

273/1 Anthony Rolfe Avenue Avenue, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 75 m2

Type: Apartment



Sam Dyne

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\$385,000+

Claim your home in a vibrant, modern and well-situated apartment in the heart of Gungahlin. With a simple, open layout against a North facing balcony, this home allows for many interior design options and enjoys natural light every day. Combined with a convenient location, this unit is perfect for first-home buyers, investors and urban professionals. Living the Infinity Tower complex, residents have access to its luxury, resort-style amenities. A landscaped podium area on the rooftop offers relaxation and community as well as the infinity pool and spa. An indoor gym is also available, altogether providing a high-class apartment experience for every occasion. Only a minute's drive or walking distance into the Gungahlin Town Centre, residents are as close as ground-floor proximity to an abundance of shops, restaurants, cafes, transport options, schools and amenities. Combined with the reserves, lakes and walking paths of surrounding areas, 273/1 Anthony Rolfe offers the best urban living that the district of Gungahlin has to offer. Features Overview:- North-West facing- Single-level floorplan- Infinity apartment complex- Located on the edge of Gungahlin Town Centre - walking distance to shops, restaurants, transport options, schools and amenities.- NBN connected with Fibre to the Premises (FTTP)- Age: 5 years (built in 2018)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 61 sqm- Balcony: 14 sqm- Total residence: 75 sqm Prices:- Strata levies/Community title: \$1,086.30 per quarter- Rates: \$340.36 per quarter- Land Tax (Investors only): \$419.90 per quarter- Conservative rental estimate (unfurnished): \$460-\$480 per week Inside:- Open living-dining area.- Full-sized kitchen overlooking living area.- Spacious Walk-in wardrobe.- Full-sized separate laundry.- Updated timber laminate flooring Outside:- North-facing balcony- Stunning views over Yerrabi pond Being the heart of the District, Gungahlin is highly sought, featuring local kids' playgrounds, multiple schools, shopping centres, day care 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. If you would like a review outside of these times please email us at: samdyne@stonerealestate.com.au. Disclaimer: The material and information contained within this marketing is 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 to make further enquiries.