

275 Anthony Rolfe Avenue, Gungahlin, ACT 2912

SaleByHomeOwner
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House For Sale

Friday, 22 December 2023

275 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 396 m2

Type: House



Sale By Home Owner
1300609392

Offer above \$899,000

The phone enquiry code for this property is - 5668 Please feel free to arrange an inspection at any time :) Summary of features:- Separate title (no body corporate fees)- New carpets throughout- New freshly repainted throughout- New renovation in kitchen, bathroom & laundry- New ducted gas heating- New Bosch stainless steel appliances including gas cooktop- New Bosch dishwasher- New and large kitchen with loads of bench space- Double storey spacious house- 3 separate living areas- Covered outdoor entertaining area- Reverse cycle split system to living area - Double garage with internal access- Big main bedroom with ensuite & walk-in robe- Bedrooms 2, 3 & 4 with built-in robes - Main bathroom with bathtub- Separate toilet upstairs adjoining the main bathroom- Under stair storage/study- Storage space in garage- Powder room downstairs with vanity- Large laundry with bench & cupboards- Couple minutes' drive to thriving Gungahlin Town Centre- Moments away from walking & bike trails- Vacant possession, with flexible settlement period Key figures:- Living area: 199m²- Under roofline: 239m²- Block size: 396m²- Rates: \$2,887 p.a. - Land tax (investors only): \$4,760 p.a.- Unimproved Value: \$509,000- EER: 4 stars- Year of construction: 2004

Selecting the ideal location for your family is a pivotal decision. This residence is situated in the perfect location you've been seeking, boasting proximity to the vibrant Gungahlin Town Centre and multiple schools just a stone's throw away. With an array of shopping and dining options at your fingertips within the Town Centre and easy access to Westfield Belconnen and Civic, this home stands at the heart of Gungahlin's offerings. In this welcoming, family-oriented neighbourhood, we present an impeccably maintained two-story property that exudes charm both inside and out. Upon stepping inside, you are graciously greeted by a spacious entry hall, flanked by formal living areas on either side. On the lower level, you'll find three distinct living spaces, thoughtfully connected by a generously sized, modern kitchen at the heart of the home. This kitchen is a culinary enthusiast's dream, boasting ample stone counter space for preparing family feasts. Equipped with Bosch stainless-steel appliances, a substantial island bench, and a gas cooktop, it is tailored to meet your culinary needs. For those who love to entertain, the covered outdoor area with a barbecue is the perfect spot to relax with friends and family, overlooking the generously sized backyard. If the weather takes an unexpected turn during your gathering, retreat indoors to the roomy family and dining area, where ducted gas heating and a reverse cycle split system ensures your comfort. Upstairs, you'll discover a haven for the family to unwind after a busy day. The bedrooms are all generously proportioned, with the main bedroom featuring its own ensuite and walk-in robe. The three additional bedrooms offer built-in robes and convenient access to the main bathroom, complete with a bathtub and a separate toilet. This immaculate, spacious property offers the ideal setting for relaxation and comfortable living. Whether you're a young family looking for the perfect home or an active downsizer seeking a peaceful retreat, you'll appreciate the nearby walking and bike trails leading to Yerrabi Pond and Mulligans Flat nature reserve. Feel free to arrange an inspection at any time :)