

287 Anthony Rolfe Avenue, Gungahlin, ACT 2912



Sold House

Sunday, 13 August 2023

287 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 396 m2

Type: House



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\$970,000

This very appealing four bedroom ensuite home offers a relaxing and comfortable lifestyle opportunity for the whole family to enjoy. Boasting separate formal and informal living areas, a very generously proportioned kitchen with plenty of storage and bench space, four spacious bedrooms, a separate (unapproved) studio/workshop/home office, plus an expansive and private outdoor entertaining area set within low maintenance gardens, as well as car accommodation for three vehicles - this could well be the perfect home for your family. The spacious light-filled formal lounge room is located at the front of the property and provides a delightful outlook to both the outdoor entertaining area and front garden. This inviting area offers the perfect place to relax with a good book or to have a chat with some friends while embracing the ambience and relaxing lifestyle on offer. The large kitchen/meals/family room area is very generous in size and provides a tremendous option for day-to-day family living both between, and at, meal times. The kitchen offers plenty of cupboard and bench space (including stone benchtops), a breakfast bar, a brand new gas cooktop, rangehood, and electric oven, plus a dishwasher. This area adjoins the large outdoor entertaining area/courtyard - so provides the perfect place to watch the kids at play or when entertaining. The segregated master bedroom is HUGE to allow additional furniture and/or baby items and also features a walk-in wardrobe and ensuite. The other three bedrooms are all situated towards the rear of the home with each one generously sized to accommodate a large bed. All feature built-in wardrobes and new flooring. For year-round comfort there is ducted gas heating and ducted evaporative cooling to enjoy. There is also a ducted vacuum system and solar panels for energy efficiency. Outside, the large private entertaining area provides a fabulous place to relax and/or entertain. The extensive covered pergola allows use of this lovely area throughout the year. For those who are looking for an extra space for work or play, there is a separate (unapproved) studio/workshop/home office to accommodate your needs. The double attached garage with internal access and remote door is accessed from the rear laneway. There is also an additional car parking space for a trailer or additional vehicle. For additional storage, a covered storage area is also provided. The property is nestled beautifully within easy walking distance to the Gungahlin Town Centre which offers access to the light rail terminal and a wide variety of shops and restaurants. In addition, Canberra City is less than a leisurely 20 minute drive (approx), plus nearby Mulligans Flat Nature Reserve offers some very enjoyable and extensive walking tracks. If your dream is to find a warm and inviting property to love and enjoy, then look no further than this appealing property to make your new family home. In summary features include:

- Appealing single-level four bedroom ensuite family home
- Separate formal and informal living areas
- Large open-plan kitchen with stone bench tops and plenty of cupboard and bench space
- Brand new stainless steel gas cooktop, rangehood and oven
- Extra-large segregated master bedroom with walk-in wardrobe and ensuite
- Built in wardrobes in all other bedrooms
- Brand new flooring in all bedrooms
- Ducted gas heating
- Evaporative cooling
- Ducted vacuum
- Fully tiled main bathroom and ensuite
- Expansive outdoor entertaining area with large covered pergola
- Internal access to double garage with auto door and laneway access
- Additional third parking space for trailer or extra vehicle
- Covered outdoor storage area
- Secure yard for children and/or pets
- 6.6kw solar panels
- Easy walking distance to the Gungahlin Town Centre
- Block: 396m² (approx.)
- Living: 174m² (approx.)
- Garage: 40m² (approx.)
- Rates: \$697.52 per quarter (approx.)
- Built: 2005
- EER: 3 stars