

**300 Anthony Rolfe Avenue, Gungahlin, ACT 2912**



**House For Sale**

Friday, 22 December 2023

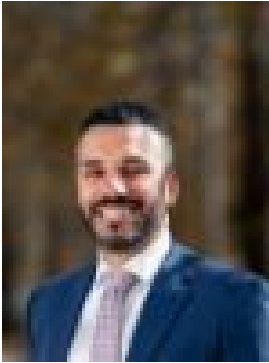
300 Anthony Rolfe Avenue, Gungahlin, ACT 2912

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vince Pinneri  
0408894732

## Auction 03/02/2023

\*\*\* For all enquiries during the shutdown period, please email Vince on vince.pinneri@raywhite.com and they will be responded to in January. Open homes for this property will commence on Saturday, 6 January 2024. \*\*\*\*\*Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date. Holding its prime positioning and impressive features, this 3 bedroom home is sure to capture your attention. First impressions matter as you notice the open plan kitchen; boasting bench space and storage, followed by the dining area which is seamlessly tied together by the additional living area. With sliding doors present, the choice is yours to create a flow between the two rooms, or keep it cozy by making it its own. Added convenience is present with a powder room downstairs. The three generously sized bedrooms provide a comfortable retreat for everyone in the family. The master bedroom features an ensuite bathroom and a built-in-robe ensuring privacy and convenience. To add to the luxury, there is access to your own private balcony. The remaining bedrooms share a well-appointed bathroom, complete with a bathtub and a separate shower, accompanied by a separate toilet too. This property offers not only a comfortable living space but also practicality with its double garage, providing secure parking for two vehicles, or some extra space for the gardening tools. Additionally, the low-maintenance yard allows you to spend more time enjoying your weekends rather than tending to extensive landscaping. Situated in the prime-positioned suburb of Gungahlin, this property is conveniently located near Gungahlin Marketplace, Yerrabi Pond, public transport options and arterial roads. You'll have easy access to all the amenities you need for a convenient and enjoyable lifestyle. Additional Features: • Dual level home • Two living areas • Ducted gas heating throughout • Ducted evaporative cooling throughout • Separate laundry • Spacious 3 bedrooms • Master bedroom with ensuite and balcony access • Low maintenance rear yard • Dual garage Key Stats: • Block size: 231m<sup>2</sup> (approximately) • Ground Floor: 77.15m<sup>2</sup> • Upper Floor: 70.70m<sup>2</sup> • Garage: 39.46m<sup>2</sup> • Year Built: 2005 • EER: 6.0 Rates: \$641.00 P/Q Land Tax: \$1001.75 P/Q (Only applicable if rented) UV: \$400,000 (2023)