

323 Anthony Rolfe Avenue, Gungahlin, ACT 2912



Townhouse For Sale

Wednesday, 12 June 2024

323 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 89 m2

Type: Townhouse



Bri Williams

0408787896

\$675,000+ (Price Guide)

This separate title townhouse is not common, unique to Gungahlin and is the perfect combination for a first home buyer or young couple. As you enter the home, you are greeted with wooden style floorboards to an open plan style, making it feel cozy from the get go. The owner has added brand new kitchen appliances, storage and window shutters to not only keep the place modern, but warm (in feeling and in actual winter warmth... did you see that EER of 6) The main bedroom downstairs with a north facing window, two way bathroom and large built-in robe. The surprising and handy thing though is the upstairs area. A large open space with robe and aircon, it is multipurpose at its finest. Another bedroom, a working for home office, and extra living room. Or it could be all three with how much space there is. The owner has a bit of a green thumb and has made the backyard lush but also functional, with trees, plantings and fenced off area so you can bring your furry friends home and they will be safe. The carport is situated in an ally behind Anthony Rolfe, so though the address is on Anthony Rolfe your car will be safe and secure on Newbold Lane. The flexibility of this floorplan and the fact there is NO strata allows you to make your own story here, just like this owner has done. 5 min drive to Gungahlin CBD with cafes, restaurants and groceries (and Kmart) 5 min drive to Yerrabi Pond 20 min drive to Canberra Centre (reminder there is the tram as well) Or take Horse park Drive to Canberra Airport in roughly 15 min *disclaimer these times are based off google maps. I don't know how fast you drive or how late you are to things or the traffic lights on the day The Location of this townhouse is close enough to the CBD while not being too far from the rest of Canberra, cozy but has room to make it your own. Accessible for downstairs living or a small family delight. A true goldilocks home for someone. Property Features- Seperate Title Townhouse, add your own special touches without body corp- Northly facing main bedroom with large buil-in-robe- 2nd bedroom/office/ playroom upstairs with spilt system and built-in-robe- Established fenced garden- New storage options- Solar - 2 car port with closing gates- Parking in ally, private and not on the main street- Open plan concept living- 2-way bathroom- Did I mention single title, no body corporate. Property numbers Year Built: 2006 Block size: 239 sqm Living size: 89 sqm (exc. Carport) Rates: \$2,570 approx. per yr. Land Tax (for investor only): \$4,029 approx. per yr. Auction, Wed 26th June at 6pm