

331/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912



Apartment For Sale

Saturday, 16 December 2023

331/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

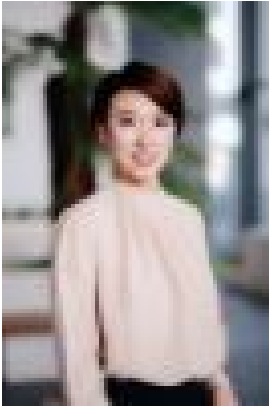
Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 82 m2

Type: Apartment



Ming Sun

0481368613

Welcome Offers Over \$513,000 +

Standing majestically in the bustling suburb of Gungahlin, Infinity Tower is one of the tallest residential tower in Canberra. With light rail, Market place, good food and public transport on your doorstep you could enjoy the conveniences this great apartment has to offer. Located on the 13th Floor with striking floor-to-ceiling double glazed windows throughout the building maximise natural light, and captures far-reaching views across the local region. With state-of-the-art finishes, stone benchtops and SMEG appliances. This modern and contemporary apartment has two generously sized bedrooms and the main bedroom offering ensuite. Split system heating and cooling welcomes you as you enter the open plan living and dining area. The apartment comes with a restricted access double car space in the basement. The new owner will enjoy the resort-style pool & Spa, cinema, gym, kids room, workspace and BBQ exclusively available to Infinity tower residence. Location itself is a winning factor with Vibrant Gungahlin town centre is at your doorstep with abundance of restaurants, pilates and retail stores. Walking distance to light rail connecting to Franklin, Dickson and Canberra CBD makes commute on time and easier. Contact Ming Sun 04813 68613 for your opportunity!

Essentials: EER: 6 stars
Rates: \$391 per quarter approx. Body corp strata: \$1979 per quarter approx. Land tax: \$463.25 per quarter approx. (for investors only)
Total Area: 82 sqm approx. Internal Area: 74 sqm approx. Balcony: 8 sqm approx.

Features :-
Lakeside, Parkside and Town centre location - Energy efficient LED lighting throughout - Reverse Cycle Air Conditioning - Double glazed windows - Sky garden and BBQ areas - Two bedroom with built in wardrobe - SMEG appliances - Stone benchtops - Basement carpark with storage cage - Chef's kitchen and dining, private work space and meeting room and heated sauna
A better lifestyle:- Minutes walk to Lake, shops and library, Market Place Medical Centre, Indian and Asian Groceries - 20 minutes drive or light rail to Franklin, Dickson, Canberra City & ANU - Community Parkrun activity every Saturday - Skate board park for kids - Regular weekend markets

Gungahlin, ANU, Woolworth, Coles, ALDI, Dickson