

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



**Sold Townhouse**

Wednesday, 25 October 2023

332 Anthony Rolfe Avenue, Gungahlin, ACT 2912

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 169 m2**

**Type: Townhouse**



Bri Williams

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**\$897,000**

On Gungahlin most well known street lies this beautiful family home with all new bells and whistles. Those looking for a well thought out floor plan in a townhouse without compromising on a backyard or internal space this may be the perfect home for you. NO BODY CORP OR STRATA, do what you want on your land. New carpet, new paint on all walls, new shades and updated bath areas means there is peace of mind that you won't feel like reaching into the pocket after sale, you can move in straight away. Gorgeous tree lines that provide shade and warmth into the home, 2 separate living areas with formal dining all on the ground floor. A modern well thought out kitchen with gas cooktop, cook up a treat any day of the week. Laundry and powder room downstairs for ease with lots of storage under the stairs, I call this the Harry Potter room. All bedrooms can be found upstairs, and all offer large built in wardrobes and light from every angle. The main bedroom is generous in size and function with a gorgeous, protected balcony with lush green trees that are perfect for privacy. The outside area offers space which you sometime have to give up on when you want to buy a townhouse... not here with covered and uncovered outdoor areas, all with fences for your furry friends or kids. Gate side access from Anthony Rolfe Ave and Bannen Lane allows you to fix a trailer or even a trampoline outside. The garage is detached from the home and is on a quiet back road of Bannen Lane, which is off Anthony Rolfe for ease, but with loads of street parking on Anthony Rolfe and the bus stop right outside your doorstep as well for your use. Close enough to Gungahlin you have the benefits so close but far enough away that you don't feel everyone on top of you with ideally located mere minutes from Gungahlin Town centre and Hoad Park drive towards the city and airport. Property Features:- Modern spacious four-bedroom townhouse - No body corporate or strata involved. - Updates done for the sale include new carpet throughout, new paint on all walls and trim, new lights, shower screens and blinds - Separate lounge, family rooms and dining rooms - Executive kitchen with granite benchtops and gas cooktop - Quality main bathroom with bath, ensuite, and a separate powder room downstairs - Lots of storage underneath the stairs, the Harry Potter room - Multiple linen cupboards - Large Built-in robes to all the excellent size bedrooms - Walk-in-robe, ensuite and balcony, off the main bedroom - Reverse cycle air conditioning - NBN connected - Front and rear courtyard fenced for pets- Double garage with remote-controlled door on private Lane behind Anthony Rolfe - Bus stop outside, close to Tram - Local shops a quick walk or drive down the road - Easy Access to Horse Park Drive towards the airport and city Number Features:- Block Size: 325 m2 - Living Size: 169 m2 internally (+ 35 m2 for garage) - EER: 5 - Rates: \$718.50 approx. per qtr. - Land Tax: \$1,092.50 approx. per qtr.