

333/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912



Apartment For Sale

Sunday, 10 December 2023

333/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 91 m2

Type: Apartment



Bri Williams

0408787896

\$440,000+

The Apartment: On the 13th Floor in Tower B lies this angel of an apartment. Boasting 91 sqm with gorgeous panoramic views of the mountain ranges and quintessential Canberra icons as your day-to-day views. An open plan style of living as the front door opens you to the living space, dining, and kitchen with the lighter colour scheme to make your space feel light and bright. The second bedroom has a little alcove for a secret balcony spot of greenery area with built in robes and enough room to fit a queen bed. The main bedroom offers those beautiful views again along with walk in robe and ensuite for that extra piece of luxury. The laundry has its own space next to the main bathroom. All appliances are Fisher Paykel and can be sold with the property. And if you like any of the furniture the sellers are happy to part ways with these as well. Imagine not having to move a fridge or couch as part of the move, what a relief. The complex has a beautiful pool that looks out across the Gungahlin region that is fully operational now in the summer months, gym and event space all located on Level 5 that cannot be accessed unless you live in the complex. The Location: 1 Anthony Rolfe offers goldilocks of a location, close to Yerrabi Pond and Park, small grocery, cafes, takeaway restaurants and Pilates studio in the Gribble Street area. Local watering holes Sirens across the road. Not to mention the Gungahlin town centre mere minutes' walk away with local schools, shops, larger grocery stores, cafes and restaurants at your doorstep as well as the Canberra loved tram stops for easy access to the city. The Numbers: Living size: 91 sqm Level 13 Rates: \$391 approx. per qtr. Land Tax: \$387 approx. per qtr. EER: 6 Previously Rented Furnished at: \$575 per week