

**365/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912**

STONE

**Apartment For Sale**

Thursday, 22 February 2024

365/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 56 m2**

**Type: Apartment**



Jess Smith  
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**\$359,000+**

This home offers an excellent setting for embracing urban living while delivering a resort-style ambiance with beautifully maintained gardens, two pristine BBQ spots, a fitness center, a swimming pool, and a hot tub for a hassle-free lifestyle. It features a stylish apartment with a large open-plan living space and a sizable balcony for admiring breathtaking views.

Features Overview:- Single level apartment on the 16th floor - Brand new 8mm Hybrid flooring - 6 star ACCC acoustic rating- Disability access- NBN connected - Age: 5 years (built in 2018)- Units plan number: 4421- EER (Energy Efficiency Rating): 6.0 Stars Development Information:- Name of development: Infinity towers- Number of units in development: 433- Strata management: First Choice Strata Sizes (Approx) - Internal Living: 48 sqm - Balcony: 8 sqm- Total residence: 56 sqm Prices- Strata Levies: \$879.39 per quarter - Rates: \$336.02 per quarter- Land Tax (Investors only): \$412.1 per quarter- Conservative rental estimate (unfurnished): \$460 - \$480 per week Inside:- Large bedroom with built in robe with sliding doors through to balcony- Bathroom with a sizable shower- Open plan living and dining with glass sliding doors through to balcony- Modern galley style kitchen and laundry- Quality appliances including brand new stove top- Split system Outside:- Allocated, single car space - level 4- balcony with perfect views for relaxing and entertaining

Being the heart of the District, Gungahlin is highly sought, featuring local kids playgrounds, multiple schools, shopping centres, day care and an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi, commuting to the city is a breeze with easy access to the light rail network.

Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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