

367/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912



Apartment For Sale

Friday, 29 March 2024

367/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Yubi Baral
0261828526



Ajay Mehta
0414685011

\$369,999+

Nestled in the vibrant heart of Gungahlin, this impeccably presented apartment beckons both discerning owner-occupiers and astute long-term investors. Step inside this contemporary apartment with great views of Gungahlin and its surroundings. The spacious living area, drenched in natural light, sets the stage for moments of relaxation or intimate gatherings with loved ones. The kitchen boasts sleek stainless steel appliances and generous storage space, making culinary endeavors a joy amidst its chic ambiance. Meanwhile, the tranquil bedroom retreat, adorned with built-in wardrobes and expansive windows, offers sweeping vistas of the skyline to greet each morning with serenity. A prized inclusion, the dedicated car space ensures hassle-free parking, adding an invaluable layer of convenience to daily living. Positioned in the heart of Gungahlin, this residence epitomizes unparalleled lifestyle offerings. Revel in the abundance of amenities at your doorstep—indulge in the culinary delights of the locale, peruse boutique shops, or unwind in the nearby verdant parks. With seamless access to public transportation, including the light rail, commuting to the city is effortless. Whether you're embarking on homeownership for the first time, downsizing, or seeking an investment opportunity, this property is a gem awaiting your discerning eye. Features include:

- Located on the 16th floor with uninterrupted water views.
- Enormous One-bedroom with Built-in robes.
- Open-plan living space with a modern, neutral interior and balcony.
- Stylish modern kitchen with dishwasher.
- European Laundry - Dryer included
- Energy-efficient LED lighting throughout
- Double-glazed windows.
- Restaurants and Cafe at your doorstep
- Basement car parking with restricted access control and lockable metal storage enclosure per apartment in the car park.
- Reverse-cycle heating and cooling for year-round comfort.
- Intercom access.
- Access to resort-style facilities, including a rooftop infinity pool, garden, barbeque area, gym, and community function room.
- Enjoy easy access to a bus stop downstairs, and numerous shopping, dining, and entertainment options in the Gungahlin Town Centre.
- Short stroll to Yarrabi Pond, childcare, healthcare, local schools, public transport, and a short drive to Canberra CBD
- Expected rent: \$460 per week

Property Features: Built Year: 2018 Living: 56 sqm Balcony 9 sqm Total Area: 75 sqm 1 Car Space and lockable Storage Outgoings: Approx: Body Corporate: \$1179.400 pq Rate: \$383.87 pq Land Tax: \$449.79 pq (Only if rented) Register your interest today and Present your best offer. For more information or to learn more about this property, please call Yubi Baral at 0452 646 746 The images shown are for illustration purposes only and may not be an exact representation of the product. Disclaimer: Any interest in this property should be registered with the ONE AGENCY GUNG AHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice and to make their own inquiries and satisfy themselves in all respects.