

380/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

STONE

House For Sale

Thursday, 15 February 2024

380/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 84 m2

Type: House



Jess Smith
0410125475



Shaye Davies
0459140665

\$489,000+

This residence boasts an ideal location for embracing cosmopolitan living while providing a resort-style experience with meticulously landscaped gardens, two well-kept BBQ areas, a gym, pool, and jacuzzi for a maintenance-free lifestyle. It presents a chic apartment with a spacious open-plan living area and a sizable balcony for enjoying splendid views. The kitchen, equipped with quality stone benchtops and appliances including a dishwasher and electric cooktop, also offers ample storage with a generous pantry cupboard. Features Overview:- Single level apartment on the 18th floor - Age: 2 years (built in 2020)- Units plan number: 4421- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Infinity towers- Number of units in development: 433- Strata management: First Choice Strata Sizes (Approx)- Internal Living: 73 sqm - Balcony 1: 9 sqm- Balcony 2: 2 sqm- Total residence: 84 sqm Prices- Strata Levies: \$1,344.94 per quarter- Rates: \$345 per quarter- Land Tax (Investors only): \$428.5 per quarter- Conservative rental estimate (unfurnished): \$530 - \$550 per week Inside:- Master bedroom with 2 x built-in robes, ensuite and balcony- Spacious 2nd bedroom with built-in robe and ample light- Main bathroom with spacious shower- Open plan living and dining with glass sliding doors through to the 2nd balcony- Modern kitchen with breakfast bar and ample storage space- Brand new cooktop- Quality appliances- European-style laundry- Split system Outside:- Allocated, single car space- 2 x balconies with views perfect 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 Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.