

# 68/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912



## Apartment For Sale

Saturday, 3 February 2024

68/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 77 m2**

**Type: Apartment**



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**\$375,000+**

This one-bedroom apartment in the Infinity complex already feels like home. Initially owner-occupied, Unit 68 Infinity has evolved into a short-stay accommodation destination. Since becoming an airbnb in recent times, the carpets have been deep cleaned once a month. When you walk in, the first thing you will probably notice is how delightfully this apartment has been decorated and furnished. All or some of the current furniture, décor and homewares can be included in the sale, if the buyer likes them and would like to make a reasonable offer. Take out the furniture and the décor, and there are still three or four stand-out features here, which you won't find in the majority of one-bedroom apartments in this complex. These are the long kitchen bench, the walk-in laundry and same-level parking. Instead of facing a wall, the cook here can prepare meals on the long Caesarstone kitchen bench, while interacting with family and visitors or enjoying the view. Instead of a European laundry, here one gets a proper walk-in laundry with room to move around, as well as some handy shelving and a custom-built linen closet. Same-level parking means one can park the car and be home in less than a minute without having to wait for an elevator. In fact, you can avoid the lifts entirely, unless you want to pop upstairs to enjoy Canberra's largest skypark or downstairs to explore the nearby Yerrabi Pond precinct or Canberra's most vibrant and well-connected town centre. Finally, the square floorplan feels very practical and familiar, and differentiates this one from other one-bedroom apartments in this complex which more commonly have angular or curved floorplans. Set on Level 4, facing out towards Yerrabi Pond, this apartment has a leafy outlook in the foreground and pastoral views towards One Tree Hill in the distance. With a north-westerly aspect, this apartment enjoys lots of natural light and a dreamy solar orientation which will be appreciated on Canberra winter days. The 9 square metre balcony is not just a place to enjoy one's morning coffee, but also is large enough for entertaining a friend or two at the end of the day. Inside, the interiors were designed by peckvonhartel, and give a feeling of casual luxury. The kitchen has a glossy splashback, soft-close drawers, pantry and large fridge alcove. The stylish bathroom has a wall-hung vanity and a large, mirrored cabinet for medicines & cosmetics. Floor-to-ceiling wall tiles with a high-gloss finish make cleaning a breeze. Drapes in the bedroom provide thermal comfort in Winter, and make it easier to have a sleep in, when needed. One level away from this unit are some very attractive, resort-style amenities on the podium level. These include a well-appointed gym, a bookable function/party room, several barbecues, a heated six-person jacuzzi, sun beds and a 25m heated swimming pool with a stunning infinity edge, all for the exclusive use of residents and their invited guests. Overlooking a golf course and Yerrabi Pond, the skypark is also a place where residents can entertain friends, meet neighbours from the community, or just relax and read a book in the fresh air. This delightful unit is walking distance to the light-rail terminus, chic eateries, public library, shopping malls & supermarkets, several outlet stores & medical centres. In addition to all of the benefits of living in a town centre, Yerrabi Pond nearby provides a lovely natural environment with lots of opportunities for birdwatching, picnics, or more vigorous recreation like walking, riding or roller-blading. Total Space = Living + Balcony + Car + Storage = 77.4 sqm Property Features Include: • Reverse-cycle heating & cooling system • Convenient parking space close to the unit • Secure, external storage on same level • Pet-approved apartment • Mirrored built-in robe • Dishwasher Call us now to view or before you miss this one.