

77/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912



Unit For Sale

Sunday, 31 December 2023

77/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Tom Wiggins
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Jaimy Butler
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\$625,000+

What you see: Boasting a spacious floorplan with a balcony tailored for all-year-round entertaining. Conveniently located for morning walks around Yerrabi Pond, several cafe options, and easy access to the light rail. What we see: A residence in a league of its own, with a lifestyle to match. See more: East-facing featuring uninterrupted panoramic mountain views. Kitchen featuring 20mm stone benchtops and ample storage. Appliances include cooktop, oven and dishwasher. Master bedroom includes walk-in robe and ensuite. Additional two bedrooms with built-in robes. Bathrooms feature floor-to-ceiling tiles and wall-mounted basin. Reverse cycle heating and cooling. Double-glazed windows and doors. Two secure car space with storage cage. Amenities include gym, rooftop infinity pool, spa and gardens. Proximity to local walking trails and Yerrabi pond. Within a 2 minute walk to the Gungahlin Town centre. Within a 5 minute walk to the Light Rail Stop. Within a 20 minute drive to the Canberra CBD. Total house area: 224m². Living area: 106m². Balcony: 118m². Built: 2018. EER: 6.0. Rates: \$1,672 p.a. Land tax: \$1,990 p.a. Body corporate: \$1,758 p.q. Rental appraisal: \$630 - \$650 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property 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.