

# 84/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Raine&Horne.

## House For Sale

Thursday, 21 March 2024

84/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Aliza Cole  
62518289

**\$435,000+**

Nestled at the vibrant heart of Gungahlin, this spacious, sophisticated 2-bedroom apartment beckons those with a penchant for sophistication. With a beautiful aspect taking in stunning views, an abundance of natural light, and a stand-out location - it doesn't get any better. Embrace the luxury of premium amenities mere steps away, enhancing your lifestyle with unparalleled convenience. Whether you're eyeing an investment venture or seeking a chic urban escape, this apartment effortlessly caters to your every need. Positioned just a leisurely stroll from public transit, light rail stations, childcare centers, schools, and the bustling Gungahlin Marketplace, this residence epitomizes convenience at its finest, right at your fingertips. - Age: 2 years (built in 2020)- EER (Energy Efficiency Rating): 6 Stars- Master bedroom with 2 x built-in robes, ensuite and balcony- Allocated, single car space- 2 x balconies with views perfect for relaxing and entertaining- 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- Strata Levies: \$1,344.94 per quarter- Rates: \$345 per quarter- Land Tax (Investors only): \$428.5 per quarter- Rental: \$550 per week