

91 Anthony Rolfe Ave, Gungahlin, ACT 2912



Townhouse For Sale

Saturday, 17 February 2024

91 Anthony Rolfe Ave, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 182 m2

Type: Townhouse



No Agent Property - ACT
1300850855

\$1,599,950

Phone enquiries - please quote property ID 32946. Discover an exceptional investment opportunity at 91A Anthony Rolfe Ave, Gungahlin ACT 2912. This rare property harmoniously combines residential elegance, commercial potential, and stylish studio living, all within a minute's walk from the vibrant Gungahlin shopping center.

4 Bedroom Residence. The heart of this offering is a stunning two-story, 4-bedroom townhouse bathed in natural light. It boasts a generous living space, a dedicated study, an ensuite, a main bathroom and a powder room. Modern stainless-steel kitchen appliances, and a picturesque outdoor area ideal for entertaining. The practical design includes a double garage and a low-maintenance courtyard, creating a perfect balance of luxury and convenience. Average rental income: \$36,400 p.a.

Commercial Advantage: On the ground floor lies a 76sqm commercial space, offering a smart investment with its separate entry, kitchenette, accessible (disable person) bathroom, and efficient heating/cooling. This space is ideal for businesses seeking a prime location, promising a steady rental income of \$27,939 p.a.

Studio Charm: Over the garage is a delightful studio apartment, complete with a sunlit living area, modern kitchen, bathroom, laundry, balcony, and reverse-cycle heating/cooling. This cozy unit adds another layer of income, currently at \$20,280 p.a.

This property isn't just a home, it's a versatile investment that will hold its value because it's in the heart of the Gungahlin CBD. With separate utilities for each unit, the total rental income stands at \$84,286 pa, with the potential for growth in line with the CPI. Finally the 3 properties are all on 1 title and there are no body corporate fees!

Future Expansion Potential: Interested in a larger venture? Adjacent buildings at 93, 95, and 97 Anthony Rolfe Ave are also on offer. Each mirror 91's layout, summing up to 12 rental income streams. This is a golden chance for substantial development in Gungahlin's CBD, while the rental income pays off the loan. Totals: Studio = \$80,080 pa. Residentials = \$145,600 pa. Commercials = \$116,135 pa. Total rental income = \$341,815 pa.

Don't miss this rare property that combines lifestyles and investment. Schedule your viewing today.

Key figures (approx.): Living size: 136sqm (over two stories) Studio Apartment: 46sqm Pergola size: 12sqm Balcony Master bedroom: 10sqm Balcony Living Room: 9sqm Garage size: 52 sqm Open Space: 107sqm Block size: 233sqm Rates: \$11,708.46 Land Tax (if rented): Not applicable due to commercial space EER: 5 Book your viewing today.

DISCLAIMER While proudly assisting home owners to sell since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.