

**106/1 Anthony Rolfe Ave, Gungahlin, ACT, 2912**

STONE

**Apartment For Sale**

Thursday, 22 August 2024

106/1 Anthony Rolfe Ave, Gungahlin, ACT, 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Modern Apartment Living In Central Gungahlin.

Embrace the ease of modern living in this sleek and stylish apartment in the heart of Gungahlin. Designed for comfort and convenience, the open-plan living area creates a seamless flow, perfect for both relaxation and entertaining. Large windows flood the space with natural light, enhancing the modern finishes and giving the apartment a bright, airy feel.

The well-appointed kitchen, equipped with contemporary appliances and ample storage, makes meal preparation effortless, whether you're cooking for one or hosting a dinner party. Each bedroom offers a peaceful retreat, with generous storage solutions and a thoughtful layout that maximizes space and comfort.

Located just moments from Gungahlin Town Centre, this apartment puts a world of amenities at your doorstep. Enjoy the convenience of nearby shops, cafes, and public transport, making it easy to enjoy all that Gungahlin has to offer while maintaining a relaxed, low-maintenance lifestyle.

### Features Overview:

- South-East facing
- Single level floorplan
- Located a short drive into Gungahlin Town Centre for shops, restaurants, parks, schools, transport options and other amenities
- NBN connected with Fibre to the Premises (FTTP)
- Age: 5 years (built in 2019)
- EER (Energy Efficiency Rating): 6.0 Stars

### Sizes (Approx.)

- Internal Living: 73 sqm
- Balcony 1: 10 sqm
- Balcony 2: 2 sqm
- Total residence: 85 sqm

### Prices:

- Rates: \$372.73 per quarter, approx.
- Land Tax (Investors only): \$421.17 per quarter, approx.

### Inside:

- Open-plan living area
- Linear kitchen layout
- Ensuite to bedroom 1

### Outside:

- Two balconies – from living area and bedroom
- Stunning infinity pool overlooking Yerrabi pond
- Multiple outdoor BBQ areas
- Gym

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. If you would like an inspection outside of these times please email us at: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au).

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