

137/1 Anthony Rolfe Ave, Gungahlin, ACT, 2912



Apartment For Sale

Friday, 20 September 2024

137/1 Anthony Rolfe Ave, Gungahlin, ACT, 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

North facing, updated residence with stunning lake views high up on level 11

Create your ideal lifestyle here in this charming 2-bedroom 'Infinity' residence that boasts stunning views of Yerrabi Pond & parkland high up on level 11 to admire all day long. With a lovely north facing aspect with plenty of natural light and views overlooking the resort style pool, embrace this peaceful setting to come home to enjoy. Freshly painted within, vacant and ready to move into, and set within this ultra-convenient location within the Gungahlin Town Centre, an enviable opportunity is here for you now.

Internally the layout has been expertly designed that presents plenty of space to spread out and relax in peace and comfort. The spacious open plan design offers an inviting lounge room for day-to-day living, as well as a separate dining space for family meals & hosting guests in style. Extend your living out onto the balcony that displays an attractive setting to relax quietly outside or entertaining friends and family admiring the peaceful aspect and gorgeous outlook.

When you're not out indulging in the finest restaurants in the Town Centre and the nearby surrounds has to offer, the kitchen delivers you a quality fit out to cook all those homemade meals to perfection. Equipped with a Fisher & Paykel cooktop, oven, dishwasher, 20mm stone benchtops with a large benchtop with plenty of space for meal preparation, and ample pantry and cupboard space, this kitchen is sure to make for easy and simple home cooking.

With peace and privacy in mind, both bedrooms are perfectly positioned being segregated away from each other, ideal for every resident of the home. The main bedroom delivers the perfect suite to value with a personal/private balcony, ensuite, a study nook space, and his and hers mirrored sliding wardrobes. The second bedroom is generously sized with a large window for added light and beautiful views and a mirrored sliding wardrobe. Both bathrooms reflect a modern design with designer tapware and fittings, mirrored shaving cabinets and partial full-height tiling.

In this highly desirable location, experience the luxury of living in this premium position, as a lifestyle like no other awaits you here. Just metres away you're spoiled by the vast selection of restaurants, cafes, shops, eateries and amenities to enjoy and for every social occasion. Adjacent, Yerrabi Pond and parkland is just across the road, allowing you to relish the options to enjoy a walk along the pond with a coffee or a leisurely bicycle ride.

Summary of features:

- Beautiful 2-bedroom 'Infinity' residence with stunning lake views high up on level 11
- Lovely north facing aspect with plenty of natural light & views overlooking the pool
- Freshly painted within to move straight into & enjoy
- Spacious open plan layout for day-to-day living & entertaining guests
- Separate dining space for family meals & hosting friends & family
- Entertainer's balcony perched high up with a charming outlook
- Reverse cycle heating & cooling in the living area & main bedroom
- LED lighting
- Window treatments to all windows
- Practical kitchen layout for homemade cooking
- Quality Fisher & Paykel appliances – cooktop, oven & dishwasher
- Large benchtop with plenty of space for meal preparation & 20mm stone benchtops
- Haider fridge included
- Ample pantry & cupboard space
- Main bedroom with a personal balcony, two mirrored sliding wardrobes, a study nook space & an ensuite
- Second bedroom with a large window for natural light & a mirrored sliding wardrobe
- Bathrooms with mirrored shaving cabinets, tiled niches for bathroom accessories & partial full-height tiling
- European style laundry with a Fisher & Paykel washing machine & a dryer
- Intercom access for visitors
- Basement car parking & a storage cage

-☒Resort style infinity pool, barbecue & outdoor areas

-☒Indoor gym – save the cost of a gym membership

Key figures:

Living area: 76m²

Combined balcony area: 10m²

Rates: \$1,415 p.a. (approx.)

Land tax (investor's only): \$1,648 p.a. (approx.)

EER: 6