

**179/1 Anthony Rolfe Avenue, Gungahlin, ACT, 2912**



**Apartment For Sale**

Friday, 9 August 2024

179/1 Anthony Rolfe Avenue, Gungahlin, ACT, 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Treston Bamber

0488488956

## Your Oasis Awaits with Stunning Panoramic Views

Step into luxury, resort-style living in the prestigious 'Infinity Towers' with this as-new executive-style apartment. North-facing and commanding a private corner position on the 14th floor, every inch of this apartment is bathed in natural light, and it boasts uninterrupted, panoramic views.

The expansive 101m<sup>2</sup> layout offers ample indoor and outdoor living space, featuring two generous-sized bedrooms, two bathrooms, and an open-plan living, dining and kitchen area seamlessly extending to the large entertaining balcony. Floor-to-ceiling, double-glazed picture windows let in abundant light and provide excellent insulation, keeping the space cosy during winter. This larger floor plan with a spacious layout and direct north facing corner position is exclusive to only ten apartments in the complex.

The contemporary kitchen boasts elegant stone benchtops and quality stainless steel appliances, including a dishwasher. Both bedrooms come with built-in wardrobes, with the main bedroom featuring a walk-through robe leading to a private ensuite. Additional features include energy-efficient inverter air conditioners in the living area and main bedroom, a European laundry with dryer, and block-out blinds in the lounge and second bedroom. The apartment comes complete with two secure, side-by-side basement car spaces and a storage locker.

More than just an apartment, this is an opportunity for a lifestyle upgrade. Enjoy a heated infinity-edge outdoor pool and spa with stunning views, a landscaped barbecue area and alfresco communal room perfect for hosting large gatherings, and a fully-equipped gym featuring commercial-grade equipment.

With sensational views off Yerrabi pond that stretch all the way to the hills beyond, this apartment is a serene sanctuary high above the city while still offering all the conveniences of being only moments' walk from Gungahlin town centre. Amenities, shopping, dining, and entertainment are all right at your fingertips, and nearby light rail, busses, and arterial roads provide exceptional connectivity to all areas of Canberra.

Immaculate condition meets resort-style luxury in a central Gungahlin location, promising an unparalleled living experience. Don't miss your chance to secure this exclusive corner apartment; contact the office today for a viewing.

### Features -

- Spacious & immaculate 14th-floor corner apartment in 'Infinity Towers'
  - North-facing & light-filled with panoramic views, never to be built out
  - Expansive open-plan living space & large corner entertaining balcony
  - Stone-topped kitchen with electric cooking & stainless steel dishwasher
  - Main bed with WIR, ensuite, & balcony; 2nd bed with BIR & lake views
  - Spacious & pristine main bathroom + European laundry with dryer
  - Energy-efficient inverter a/c in living & bed 1 + block-out blinds
  - Double-glazing: warm in winter, catches cool breezes in Summer
  - 2 car spaces, storage locker, intercom & lift access, visitor parking
  - Infinity-edge pool & spa, landscaped BBQ area, communal room, gym
  - Walk to Gungahlin town centre, shops, restaurants, light rail, buses
  - Walking trails and park facilities in neighbouring Pond precinct
  - Childcare next door, comprehensive medical centre nearby
  - Near-new resort-style apartment in a great locale, vacant possession
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- Rates: aprox \$424.25pq
  - Body corp: approx \$1,551pq