

**183/1 Anthony Rolfe Ave, Gungahlin, ACT, 2912**

STONE

**Apartment For Sale**

Saturday, 12 October 2024

183/1 Anthony Rolfe Ave, Gungahlin, ACT, 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## Executive and convenient living

183/1 Anthony Rolfe Avenue is designed for those who appreciate a blend of style and practicality with the open-plan layout is perfect for both everyday living and entertaining. Natural light pours in through large windows, enhancing the sleek finishes and providing a warm, inviting atmosphere.

The modern kitchen is equipped with quality appliances and ample cabinetry, offering both functionality and flair. Whether you're preparing a quick meal or hosting friends, the thoughtful design ensures cooking is always a pleasure. The bedrooms are designed for comfort, each offering generous storage and a peaceful escape from the daily hustle.

Located just steps away from Gungahlin Town Centre, you'll have a host of conveniences at your fingertips. Enjoy the nearby cafes, shops, and easy access to public transport, allowing you to experience the vibrant lifestyle this thriving district has to offer while still enjoying a low-maintenance, comfortable home.

### Features Overview:

- South-east facing
- Single level floorplan
- Located within Gungahlin District for easy access into Gungahlin Town Centre for shops, restaurants, 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:

- Strata levies/Community title: \$1,189.75 per quarter
- Rates: \$405.54 per quarter
- Land Tax (Investors only): \$494.92 per quarter
- Conservative rental estimate (unfurnished): \$520 per week

### Inside:

- Open-plan living-dining area
- Kitchen overlooking living area
- Ensuite and walk in robe to bedroom 1
- Split system to living area
- Both bathrooms with floor to ceiling tiles
- European Laundry
- Ample storage space throughout

### Outside:

- Balcony from living area
- Basement car park and storage cage

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: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au).

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