

351/1 Anthony Rolfe Ave, Gungahlin, ACT, 2912



Apartment For Sale

Thursday, 17 October 2024

351/1 Anthony Rolfe Ave, Gungahlin, ACT, 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

SPECTACULAR WATER VIEW FROM THIS 15TH FLOOR STYLISH 2 BED APARTMENT

Spectacular views over Yerrabi Ponds and the Gungahlin region, provides you with a stunning backdrop for this stylish, 2 bedroom apartment

Located in one of Gungahlin's most sought after, resort style complex with its infinity-edge lap pool, outdoor spa, BBQ facilities and an alfresco dining area, relaxing on the weekend with your family and friends has never felt better!

Scenic views over the lake and its parkland areas, with hills as the perfect backdrop, as well as overlooking the greenery of the nearby rooftop gardens, the apartment has a lovely serene feeling to it.

Full of natural light with palettes of soft whites and neutral tones, the apartment boasts an open plan living and dining area that opens out onto a large balcony.

A modern kitchen is complemented with stone benchtops, island bench top and quality stainless steel Fisher and Paykel appliances.

Enjoy the private balcony off the master bedroom that has a small study nook, plus a walk through robe and a contemporary ensuite. The second bedroom is generously sized with a built-in robe and is serviced by the modern main bathroom.

For comfort all year round, there's a split reverse cycle system in the living area and the master bedroom. Car space wise, you have side by side basement parking plus a lockable storage area.

You couldn't ask for a better location! With restaurants, café's, clubs and schools within walking distance and access to the light rail system nearby this property is a must to inspect.

First home buyers, investors, professional couples and downsizers are encouraged to view this property, as the current lease is on a month to month basis.

Features

- 15th floor
- Infinity complex
- Stunning views of Yerrabi ponds and parklands
- 2 bedrooms
- Walk through robe
- Built in room
- Ensuite
- Main bathroom
- European walk in laundry
- Dryer
- Large open plan living and dining area
- Plenty of natural light throughout the entire apartment
- Modern kitchen with stone bench
- Stainless steel Fisher and Paykel appliances
- Dishwasher
- Reverse cycle air conditioning in living and master bedroom
- Security intercom
- Complex infinity edge swimming pool and spa

- Complex gym
- Close to shops, restaurants, schools, parks and the light rail
- Barbecue area with surrounding lush green gardens
- 2 x basement side by side car spaces
- Storage next to car space

Dimensions:

95m² Living Space

13m² Balcony

4m² Private balcony off main bedroom'

28m² Basement car space x 2 parking spots side by side

4m² Storage next to car space

General information

6 Stars EER

\$451.81 General Rates per quarter

\$1396.67 Strata fees per quarter

2018 Year of build

CURRENT TENANCY INFORMATION

\$545 per week Currently rent

\$575 - \$585 Potential rent

Month to month Term of lease

8 weeks Notice required to tenant