

406/1 Anthony Rolfe Avenue, Gungahlin, ACT, 2912



Apartment For Sale

Friday, 20 September 2024

406/1 Anthony Rolfe Avenue, Gungahlin, ACT, 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Guy Allen



Shaun Iqbal

Penthouse views without the penthouse price tag !

This beautiful two-bedroom apartment sits only two levels below the penthouse. Enjoying comparable views of Yerrabi Pond, this is an apartment which will let you feel like you are living the high life. For those who like to enjoy their morning coffee in the fresh air, you have a choice of two balconies. As well as a small private balcony off the master suite, there is the main curved balcony which is large enough to entertain family and friends, while enjoying a lake view. The translucent balustrade is cleverly designed to maximise the vista, while also establishing a private open space.

Moving indoors, the interiors were designed by peckvonhartel and give a feeling of casual luxury. The long, dark, stone benchtop in the kitchen looks sleek and with its central location sets the tone for this stylish and modern apartment. This kitchen includes a large fridge alcove, pantry, and soft-close drawers. The spacious living room is 4m x 9m, and enjoys panoramic views of the hills and countryside which border the ACT. The apartment has a delightful solar orientation, and the North-easterly aspect delivers so much natural light into the apartment that you will be unlikely to reach for the light switch until the evening comes. The curved floorplan allows for some pleasant natural ventilation for those who enjoy a lovely cross-breeze. For those who like to dial in their comfort, there is double glazing and two heating and cooling outlets.

There are two stylish washrooms. Both have wall-hung vanities, and large double-door mirrored cabinet for medicines & cosmetics. Floor-to-ceiling wall tiles with a high-gloss finish makes cleaning a breeze, and the black tapware give the washrooms a very contemporary feel. The shower in the master suite is so roomy that it is big enough for two. The original Euro-laundry has been converted into an integrated bathroom-laundry with a long benchtop, perfect for those who like to use multiple washing baskets. For a couple, the walk-through robe will delight those who appreciate a his-and-hers approach to outfitting. For a single, the walk-through robe allows for separation of one's Summer and Winter wardrobes.

A true lifestyle apartment with access to some very attractive, resort-style amenities on the podium level, where residents can entertain friends, relax, or meet neighbours from the community. The amenities include a well-appointed gym, a bookable function/party room, as well as Canberra's largest skypark which overlooks a golf course and Yerrabi Pond. There are several barbecues, a six-person jacuzzi and 25m swimming pool with deck chairs and a stunning infinity edge, all for the exclusive use of residents and their invited guests.

This is a very pet-friendly complex. Located in Canberra's most vibrant and well-connected town centre, this lovely unit is walking distance to the light-rail terminus, chic eateries, public library, shopping malls & supermarkets, several outlet stores & medical centres.

Secure, lock-up car parking is provided in the building basement. The two car spaces for this unit have no neighbours, which is perfect if you appreciate not having any door dings on your sweet ride.

Inclusions:

- ❑Mitsubishi reverse-cycle heating & cooling
- ❑NBN fibre to the premises
- ❑Ethernet cabling to two rooms
- ❑Full-length double thickness curtains
- ❑Double-layered roller blinds
- ❑Fisher & Paykel kitchen appliances
- ❑Ariston washer-dryer combo
- ❑Two linen closets
- ❑Cavity sliding doors
- ❑Double glazing

If coming to an open-for-inspection, please come to the foyer of Tower B. To avoid disappointment, early inspection is

recommended.