

72/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

independent
PROPERTY GROUP

Sold Apartment

Thursday, 14 December 2023

72/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Manuel Vlandis
0418260663

\$370,000

Ready and Vacant for your immediate enjoyment you will love this large and spacious apartment at Infinity Towers. Having a sunny easterly aspect, its modern decor includes larger than usual main bedroom and plenty of storage. The full-size kitchen has ample stone bench tops, stainless steel appliances and dishwasher. From the generous living area, glass sliding doors lead onto the large courtyard size balcony for outdoor relaxation. Dedicated car space and storage is included. Other benefits include same floor access to the Sky-park, resort style infinity pool, alfresco room and gym. You will also enjoy being a pleasant walk to the Light Rail Stop at the Gungahlin Town Centre making the city a convenient rail trip away and freeing you from carparking hassles and expenses. For a relaxing nature walk head to the nearby Yerrabi Pond Park. Vacant and ready for your immediate enjoyment, this lovely apartment is beautifully presented making it the one you will be proud to own. For further information and to arrange your inspection please contact Manuel Vlandis. Key apartment features: • Podium level 5 with spacious courtyard-balcony. • Light and airy spacious living area. • Large main bedroom with built in robes. • Reverse cycle air-conditioning • Double glazed windows • Modern bathroom • Separate Euro laundry with dryer • Basement car space • Lockable storage shed. • High energy rating – economical to heat & cool. Special benefits of Infinity Towers • "Sky Park" with resort style facilities. • Infinity pool & spa that overlook Yerrabi Pond. • Outdoor BBQ & recreational area. • Indoor gymnasium for residents. • Communal Alfresco with kitchenette & bathroom. • Intercom access to building for visitors. • NBN connected to building allowing work from home. Location benefits: • Central Gungahlin location. • Yerrabi Pond District Park is across the road. • Short walks to Gungahlin College, library & public pool. • Walk to shopping & cafes in the adjacent Town centre. • Easy access to City with the light rail. Key numbers: All approx. • Living area: 66 m² • Courtyard balcony: 26 m² • Total area: 92 m² • Rates: \$1,468 pa • Land tax: \$1,703 pa (Investors only) • Strata fees: \$3,932 pa • Rent estimate: \$470 pw. • Age of building: 5 years