

**78/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912**

STONE

**Apartment For Sale**

Wednesday, 10 July 2024

78/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 109 m2**

**Type: Apartment**



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**\$385,000+**

Welcome to this spacious and modern 5th-level apartment in Gungahlin's heart. The apartment features stunning hybrid floating flooring throughout, an oversized bedroom with a walk-through robe and a spacious 2-way bathroom. The kitchen is equipped with ample cupboard space along with a breakfast bar providing extra bench space. The full-sized laundry room provides space for all your laundry needs along with a generous amount of storage. The open plan layout flows through to the outdoor balcony spanning over 45 sqm with uninterrupted north-west facing views towards Yerrabi Ponds and surrounds. Allocated single-car space with a lockable storage shed is located on the 3rd floor. Located in the vibrant suburb of Gungahlin, you'll be close to shops, cafes, and public transport, ensuring a convenient lifestyle. Features

**Overview:-** Single-level floorplan apartment on 5th level- NBN connected with (FTTB)- Age: 6 years (built in 2018)- Units plan number: 4421- EER (Energy Efficiency Rating): 6 Stars

**Inside:-** Spacious Bedroom with walk-through robe and direct access to the balcony through the glass sliding doors- 2-Way modern bathroom with a new vanity- Light-filled and spacious open-plan living with glass sliding doors through to the balcony- Modern kitchen equipped with quality appliances provides ample storage and bench space- Laundry room with a generous amount of storage space- Split system provides heating and cooling for year-round comfort

**Outside:-** Outdoor balcony that spans over 45 sqm with uninterrupted north-west facing views over Yerrabi Ponds and surrounds.- Allocated single car space with a lockable storage shed located on the 3rd level- Resort-style residential amenities including an infinity pool with spa, well equipped gym, alfresco dining room and BBQ area

**Sizes (Approx)-** Internal Living: 62 sqm- Balcony: 47 sqm- Total Residence: 109 sqm

**Prices (Approx)-** Strata Levies: \$1189.75 per quarter- Rates: \$342.27 per quarter- Land Tax (Investors only): \$423.34 per quarter- Conservative rental estimate (unfurnished): \$450 - \$470 per week

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. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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