

**83/1 Anthony Rolfe Avenue, Gungahlin, ACT, 2912**



**Apartment For Sale**

Tuesday, 13 August 2024

83/1 Anthony Rolfe Avenue, Gungahlin, ACT, 2912

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Near new, sixth floor apartment

Welcome to number 83; a 5 star apartment in the exclusive 'Infinity' complex; known for its elegant Scandinavian, modern and French provincial interiors, and highly energy efficient design.

Arguably one of the best and larger one bedroom units within this complex, it is situated on the sixth floor, with easy access to the resort-style amenities of the complex which include an impressive infinity pool, barbeque facilities with alfresco kitchen area and gym.

Be impressed by the large bedroom with built in robe, state of the art kitchen with island bench and high quality Ariston appliances; plus the open plan living area, complimented by full height, double glazed doors which open onto the covered, alfresco style balcony.

The short list:

Large bedroom with large built in robe Open plan living area Full sized kitchen with Ariston appliances and island bench. Double glazed windows High quality curtains Lovely covered alfresco style balcony Reverse cycle heating and cooling Secure building with lift access Single secure car space Lock up storage Complex pool, BBQ area and gym

The location within the Gungahlin Town Centre gives residents access to a range of restaurants, shopping, outdoor activities & easy transport to the City. The future light rail project will see transport options to the area further improved.

This remarkable property is available now. Please phone or email to arrange a private viewing, or attend one of the scheduled open times.

Other information:

EER 6 Rental estimate \$470 per week Strata \$827 per quarter (approx.) Rates \$390 per quarter (approx.) Land tax \$468 per quarter (approx.)

Inspections

Please remember to maintain physical distancing of 1.5 metres between patrons and maintain good hand hygiene. People may be refused entry if they appear unwell.

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