

212 Anthony Rolfe Avenue, Gungahlin, ACT, 2912



Townhouse For Sale

Friday, 23 August 2024

212 Anthony Rolfe Avenue, Gungahlin, ACT, 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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EASY LIVING, SPACIOUS TOWNHOUSE IN GUNGAHLIN

Discover the charm of this separate title two storey townhouse within walking distance to the vibrant heart of Gungahlin! This beautifully presented townhouse built in 2008 features three spacious bedrooms and two living areas providing plenty of room for you and your family to relax, entertain or unwind.

Set on a generous 370 sqm block, this home is designed for comfortable spacious living with a northerly aspect to allow light in the right places. The open-plan living and dining areas are perfect for family or social gatherings, while the sleek light-filled functional kitchen features stone bench tops, appliances including electric cooktop, oven and dishwasher with plenty of cupboards and large pantry space.

Step outside to a delightful low maintenance backyard, complete with a beautifully crafted eco-friendly deck area surrounded by high courtyard fencing to complement the established gardens offering privacy to enjoy sunny days, a family barbecue or entertaining. The spacious backyard layout offers parking options including a double lock up garage with automatic roller door, a single carport and additional space for a trailer or boat/caravan.

This prime location is within walking distance from Canberra's light rail and offers easy access to the vibrant Gungahlin Town Centre with its selection of shops, restaurants and cafes. The property offers rear lane access with only one adjoining neighbour, creating a comfortable private space. This unique townhouse could be your new home today!

Features:

- Separate title (No body corporate fees)
- Double garage, single carport and additional parking space
- Modern kitchen design with dishwasher
- Spacious backyard
- Huge outdoor entertaining area
- Reverse cycle split systems (heating & cooling)
- In-slab heating
- Walk in robe
- Ground floor master bedroom includes WIR and ensuite
- Two other bedrooms are generous size with built in robes
- Freshly painted throughout
- New LED down lights throughout
- NBN connected
- Landscaped and manicured north-facing courtyard
- EER (Energy Efficiency Rating): 6 stars