

244 Anthony Rolfe Ave, Gungahlin, ACT, 2912

STONE

Townhouse For Sale

Friday, 1 November 2024

244 Anthony Rolfe Ave, Gungahlin, ACT, 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jess Doolan
0262538220



Alex Ford
0262538220

Prime position

A word from our sellers:

"We absolutely loved calling this place home, and even though we've moved on to our next chapter (a new home), we just couldn't bring ourselves to leave Gungahlin! Everything you could possibly need is right at your doorstep. Want to grab a coffee? Done. Need to see a doctor or dentist? Easy. Fancy some shopping or catching the tram into the city? It's all here.

One thing we've always loved about living in Gungahlin is how safe it feels. Whether you're out for a bike ride, going for a run around the ponds, or enjoying one of the many local parks, it just feels safe. Bonus - you're just a short tram ride from EPIC showgrounds, where there's often something fun happening on weekends!

The local food options are fantastic - craving Thai? Japanese? Italian? Indian? Take your pick, because Gungahlin's got it all. The neighbours are super friendly, and here's a fun fact: you might even spot kangaroos bouncing down Anthony Rolfe Ave early in the morning! There's plenty of local bird wildlife to watch from your balcony too, and an easy walk to Mulligans Flat should you wish to immerse yourself in nature.

If you've got pets, you'll love it here. There are so many great spots for walks and meeting other pet parents. And hey, if you see someone walking their cats (yes, cats!) around the neighbourhood - that'll be us! We might have moved to a bigger place, but we stayed in the area because, well, why would you leave when you've got everything you need right here?"

Features Overview:

- North facing
- Located within walking distance to the Gungahlin Town Centre, the light rail station, Yerrabi pond and a range of local schools including Burgmann and Gungahlin College.
- NBN connected with Fibre to the Premise
- Age: Built in 2005
- EER (Energy Efficiency Rating): 6.0 Stars

Sizes (Approx.)

- Internal Living: 137.68sqm
- Garage: 36.55sqm
- Porches: 10.09sqm
- Balcony: 6.83
- Total residence: 191.15sqm

Prices:

- Rates: \$713.15 per quarter
- Land Tax (Investors only): \$1,136.75 per quarter
- Conservative rental estimate (unfurnished): \$650-\$670 per week
- Strata levies with unit above garage

Inside:

- Freshly painted throughout
- New carpets throughout
- Quality window furnishings - thermal curtains
- Immaculately maintained residence
- Open plan kitchen layout, great for entertaining
- Choice of two separate living areas
- Second living area can be used as a multipurpose space or study

- Well-proportioned bedrooms with built in robes
- Generously sized master bedroom with access to outdoor balcony, walk in robe and ensuite

Outside:

- Corner block, only one adjoining wall
- Freshly landscaped front garden
- Rear private courtyard, perfect for entertaining
- Aluminum screen doors installed

Construction Information:

- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au

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