

45 Anthony Rolfe Avenue, Gungahlin, ACT, 2912



Townhouse For Sale

Wednesday, 23 October 2024

45 Anthony Rolfe Avenue, Gungahlin, ACT, 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse

Owners Relocating to the Coast After 20 Years

Situated in a prime location directly across from the expanding Gungahlin Centre, this home offers unbeatable access to shopping, dining, and essential services. This two-story residence features 4 bedrooms, 2.5 bathrooms, and a spacious outdoor entertaining area, making it an excellent choice for families seeking both space and convenience in a vibrant community with the added benefit of CZ5 Mixed Use zoning for potential commercial opportunities.

Owner's Top 3 Favourite Things About the Home:

- Proximity to the town centre, with restaurants and shops right at the doorstep.
- The outdoor entertaining area, perfect for gatherings.
- The wonderful experience of raising their family in this home.

Property Highlights:

- 24-minute tram ride to Canberra CBD (Civic).
- 200m to the nearest bus stop and 250m to the Gungahlin tram station.
- Architecturally designed, well-built home.
- Ducted air conditioning and gas heating.
- Property is zoned CZ5 - Mixed Use
- 4.5kw solar system.
- 185m² living area plus a 36m² deck.
- Double garage with automatic doors.

Preferred Settlement: 30 days

Preferred Deposit: 10%

Pre-auction offers will be considered.

Note: 2/45 Anthony Rolfe Ave is also available for purchase: <http://raywhiteruralyasscanberra.com.au/L31368095>