

# 109/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

Raine&Horne.

## Unit For Sale

Saturday, 29 June 2024

109/1 Anthony Rolfe Avenue, Gungahlin, ACT 2912

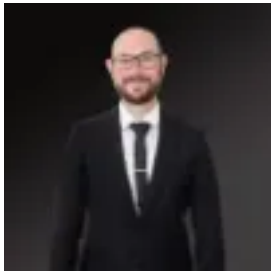
Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Unit



Luke Scarlett  
0262518289

## Offers Over \$379,000

Address: 109/1 Anthony Rolfe Ave, Gungahlin Location: 8th Floor, Infinity Towers Experience luxury and convenience at its finest in this stylish apartment located on the 8th floor of the prestigious Infinity Towers. With breathtaking views of Gungahlin Town Centre and the rolling hills beyond, this residence offers an unparalleled living experience. Key Features: Bedrooms: 1 Bathrooms: 1 Parking: 1 Allocated Car Space Floor Space: 68m<sup>2</sup> (not including parking and storage) Energy Efficiency Rating: 6.0 Stars Interior Features: Modern Kitchen: Equipped with Fisher & Paykel stainless steel appliances, ample bench and cupboard space. Open Plan Living: Spacious and bright living area that flows seamlessly onto the balcony. Reverse-Cycle Air Conditioning: Ensures comfort throughout the year. Laundry: Cleverly hidden off the kitchen for convenience. Double-Glazed Windows: Enhance energy efficiency and noise reduction. Modern Neutral Interior: Provides a sleek and stylish living environment. Building Amenities: 'Infinity' Sky Park & Pool: Enjoy exclusive access to the sky park and pool, perfect for relaxation and leisure. Well-Equipped Gymnasium: Stay fit and healthy with access to a state-of-the-art gym. Intercom Access: Ensures security and convenience. Location Highlights: Prime Location: Situated within the Gungahlin Town Centre, offering a wide range of restaurants, shopping, and outdoor activities. Easy Transport: Excellent transport links to the City, including the convenient light rail service. Additional Information: Currently Tenanted: Generating rental income of \$435 per week. Beautiful Views: Enjoy stunning vistas of the Gungahlin Town Centre and picturesque rolling hills from the balcony, accessible from both the main living area and bedroom. This apartment provides an exceptional opportunity for both investors and those seeking a modern, convenient lifestyle in one of Gungahlin's most sought-after locations. Don't miss out on this chance to own a piece of the iconic Infinity Towers. Council Rates: \$376/qtr Approx Strata Levy: \$1,587.76/qtr Land Tax: \$438.23 Rent: \$435/week For more information or to arrange a private inspection, contact Luke Scarlett on 0434 445 845