

## Gungahlin, 4/1 Anthony Rolfe Avenue

### Perfect Location

This is a fantastic three bedroom double storey apartment is perfect for someone looking for a central location in Gungahlin. Located on the ground floor of Gungahlin's iconic Infinity building, this modern apartment offers a convenient and low maintenance lifestyle.

The apartment boasts a spacious open plan living area that leads out to a balcony, perfect for enjoying the breathtaking views. The apartment features a quality kitchen with stone benchtops, dishwasher and electric cooktop. With double glazed windows throughout and reverse cycle heating and cooling, tenants will enjoy comfort year-round.

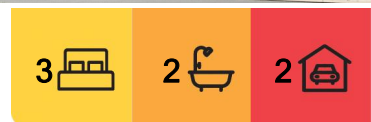
This property is perfectly located just a short walk from public transport, including the light rail station, as well as schools, childcare centers, and the Gungahlin Market Place.

Features include:

- Separate living and Dining area



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2DRZFHK](http://ljhooker.com.au/2DRZFHK)

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**EER** ★★★★★

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- Ideal size Kitchen with ample storage
  - Dishwasher
  - Additional powder room
  - European laundry with dryer
  - Storage cage
  - Good sized balcony with views
  - Access to the pool and gym
- No current EER

This property has a valid exemption and is not required to comply with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

There is no embedded network.

#### Suburb Snapshot

The District of Gungahlin is one of the original eighteen districts of the Australian Capital Territory used in land administration. The district is subdivided into divisions (suburbs), sections and blocks. Gungahlin is an Aboriginal word meaning either "white man's house" or "little rocky hill".

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

<b>Property ID</b>	2DRZFHK
<b>Property Type</b>	Apartment
<b>Including</b>	Balcony Dishwasher Built-in-Robes

### Lagan Puri 0401 566 223

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