



50/1 Anthony Rolfe Avenue, Gungahlin

Modern Apartment in a Convenient Location

Positioned in a sought-after apartment complex overlooking Yerrabi Ponds, this well-presented one-bedroom apartment offers plenty of natural light, a practical layout and convenient access to outdoor recreation and local amenities.

The living area is filled with natural light and opens onto a balcony, providing an additional space to relax and enjoy the surrounding views. The apartment also features a split-system air conditioner for year-round comfort.

The kitchen is fully equipped and includes a dishwasher, providing a functional space for everyday cooking.

The apartment also features an internal laundry with a dryer included for added convenience.

The bedroom includes a built-in wardrobe, while the property also comes with a single car space and storage cage.

Residents can enjoy access to the communal rooftop swimming pool and barbecue facilities overlooking Yerrabi Ponds, providing an ideal

1 1 1

FOR RENT

Please Call

AGENTS

Leasing Team

0418 631 503

leasingconsultant@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen

(02) 6251 1477

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.



space to relax and entertain.

Located near Yerrabi Ponds, the apartment offers convenient access to Gungahlin Town Centre, approximately 1-2 km away, with Marketplace Gungahlin and Gungahlin Place Light Rail Station also nearby. Canberra CBD is approximately 17-18 km away, making this an appealing location for those seeking convenient access to shopping, dining, public transport and outdoor recreation.

12 Month Lease

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

EER Unknown

TO INSPECT THIS PROPERTY

1. You can Register to join an existing inspection or Register to be notified when inspection times are available.
2. Click on the BOOK INSPECTION button and choose your inspection time.
3. If this listing does not have the BOOK INSPECTION button, please go to [Belconnen.ljhooker.com.au](https://belconnen.ljhooker.com.au) to Register.
4. If you do not Register, we cannot notify you of any time changes, cancellations, or future inspection times.

PETS: Please be aware that at all stages of your tenancy this property requires consent to be sought from the property owner for the keeping of any pets at the property. Consent must be provided before any pets are on the property.

Disclaimer

Information contained herein is gathered from external sources we consider to be reliable.

Whilst all care has been taken regarding all information compiled for this rental advertisement LJ Hooker Belconnen does not give any guarantee or warranty about the information provided and does not accept responsibility and disclaims all liabilities as to any errors or inaccuracies contained herein. We advise prospective tenants to rely on their own investigations and in-person inspections to ensure this property meets their individual needs and circumstances.

MORE DETAILS

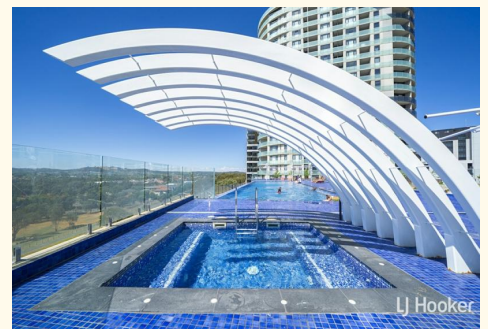
Property ID	HNUEJF8H
Property Type	Apartment

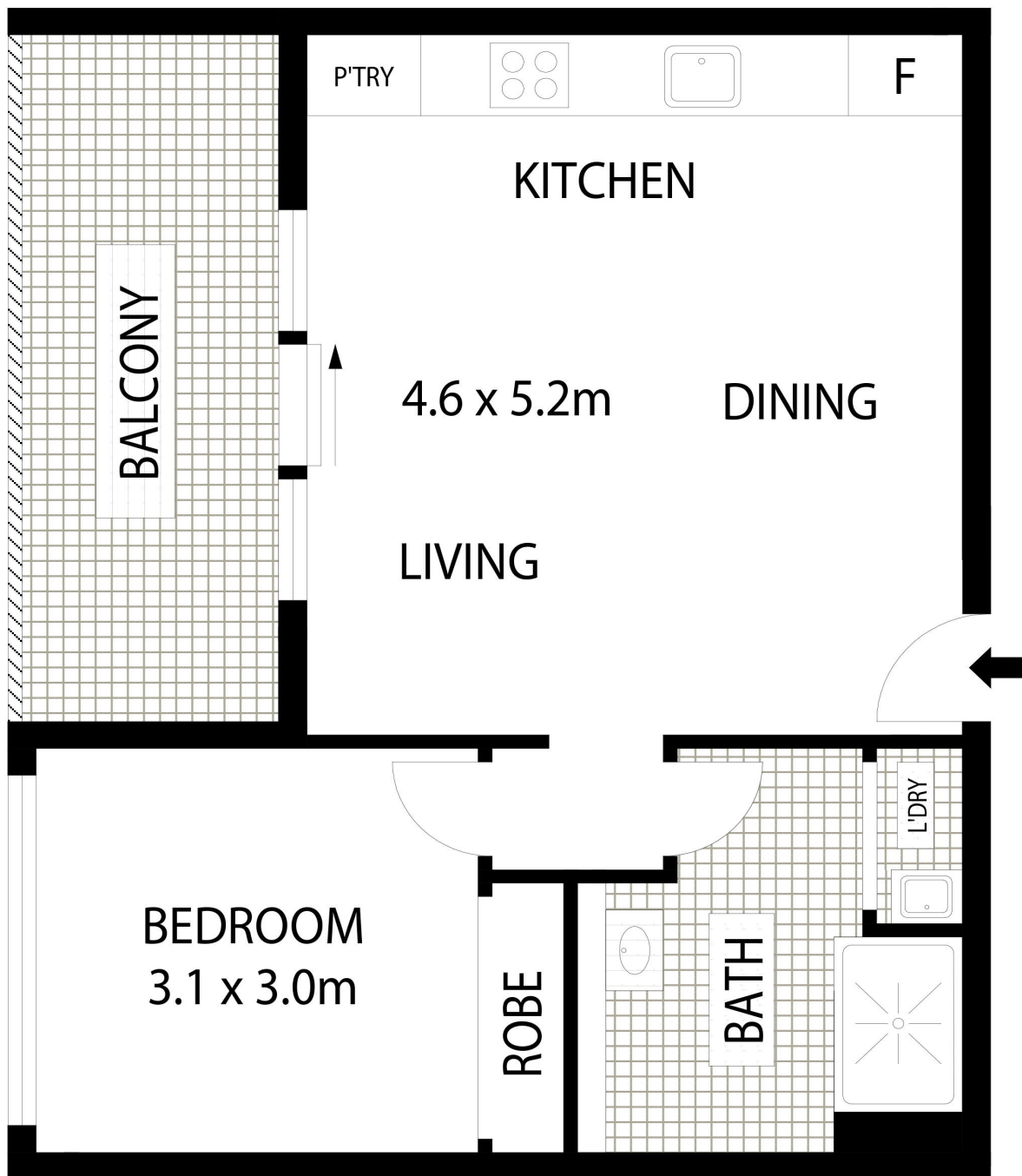
Leasing Team 0418 631 503

Property Investment Manager |
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Floor Plan Disclaimer: This floor plan/site plan are intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person using this information other than as a guide should always rely on their own enquiries.

APPROX : INTERNAL AREA :- 44 SQM
APPROX : EXTERNAL AREA :- 8 SQM

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