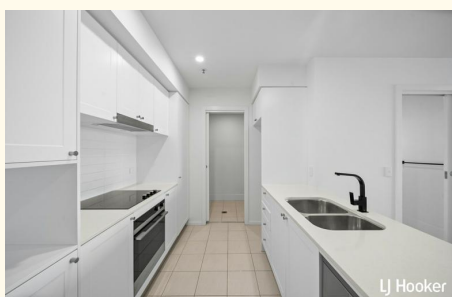




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



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111/1 Anthony Rolfe Avenue, Gungahlin

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## Modern Lifestyle & Stunning Views in the Heart of Gungahlin

Welcome to Apartment 111 in the sought-after Infinity Towers-a stylish one-bedroom residence that combines modern comfort, resort-style amenities, and an unbeatable location in the heart of Gungahlin Town Centre.

Perched on Level 8, this light-filled apartment offers breathtaking views over Yerrabi Pond from a spacious open-plan living area that flows seamlessly onto a generous balcony-perfect for relaxing or entertaining with a stunning natural backdrop.

The modern kitchen is equipped with stainless steel appliances, a dishwasher, and plenty of bench and cupboard space. The spacious bedroom features a large walk-through robe and private access to the oversized two-way bathroom. You'll also enjoy the convenience of two wall-mounted TVs, making this home move-in ready with added value.

Double-glazed windows, reverse-cycle air conditioning, and an internal laundry with a dryer complete this quality offering.

Living at Infinity Towers means more than just a great apartment-

**FOR SALE**  
\$340,000

### AGENTS

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James Vlandis  
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### 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.



you'll enjoy exclusive access to resort-style facilities including a 25-metre infinity pool, spa, fully equipped gym, BBQ areas, landscaped gardens, and a Sky Park for relaxing or entertaining guests.

#### Why You'll Love Living Here:

Located just a short stroll from the thriving Gungahlin Town Centre, you're surrounded by shopping, dining, public transport (including light rail), and scenic outdoor spaces. Whether it's grabbing your morning coffee at Coffee Guru, catching up with friends at Siren Bar, or taking a walk around Yerrabi Pond, everything you need is just moments from your door.

You're also just:

- 2 minutes to Gungahlin Marketplace and town centre shops
- 5 minutes to Yerrabi Pond District Park
- 15 minutes to Belconnen

#### Features:

- One spacious bedroom with walk-through robe
- Large two-way bathroom
- Open-plan living and dining area
- Modern kitchen with stainless steel appliances & dishwasher
- Two wall-mounted TVs included
- Internal laundry with dryer included
- Reverse-cycle air conditioning
- Double-glazed windows for year-round comfort
- Secure intercom access
- Level 8 position with spectacular Yerrabi Pond views
- Secure basement parking with storage
- Access to gym, 25m infinity pool, spa, BBQ areas & Sky Park

- Property Size: 70sqm | Living Size: 60sqm | Balcony: 10sqm (Approx)
- EER: 6.0
- Rates: \$1,512 p.a.
- Body Corporate: \$4,460 p.a.
- Land Tax: \$1,724 p.a. (Investors only)

#### Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

## MORE DETAILS

Property ID	HP0MQF8H
Property Type	Apartment
EER	6

#### Kathy Komar 0455 891 351

Sales Agent | [kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

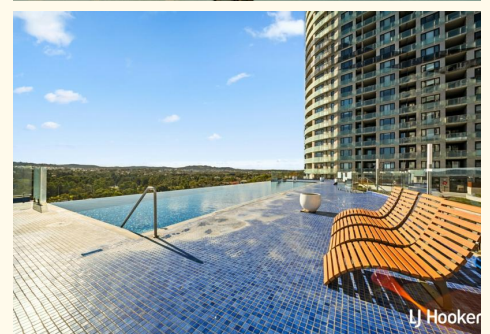
#### James Vlandis 0488 484 814

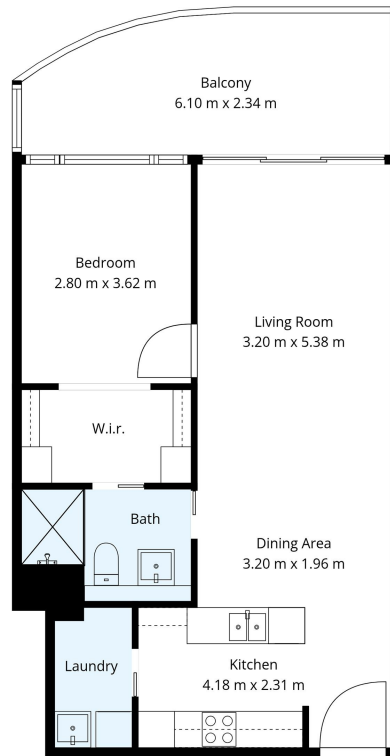
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**111/1 Anthony Rolfe Avenue, Gungahlin**



*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*