



139/1 Anthony Rolfe Avenue, Gungahlin

Unbelievable Value! Priced to Sell!

This well-maintained, sunlit apartment offers a vibrant lifestyle perched high above the Gungahlin skyline. Positioned on the 11th floor, it delivers sweeping views from every window, along with generous proportions and resort-style facilities.

Designed for effortless living, the floorplan flows from an open-plan living and dining area to a spacious balcony that captures morning sun and serene outlooks across to the Brindabella ranges.

The oversized main bedroom includes a walk-in robe and a private ensuite, while the second bedroom enjoys its own Juliet balcony and built-in wardrobe. Two split-system air conditioners ensure comfort all year round, while secure lift access, intercom entry and basement parking provide peace of mind.

Residents also enjoy access to a suite of high-end amenities, including a rooftop pool, gym, and spa - perfect for relaxing or hosting guests.

Set in the popular Gungahlin precinct with cafés, shops, the Light Rail, Yerrabi Pond and walking trails just a short stroll away, this is a

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FOR SALE
By Negotiation

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

lifestyle opportunity not to be missed.

Key Features:

- Elevated 11th-floor apartment with expansive district and mountain views
- Two bedrooms, main with walk-in robe and ensuite
- Open-plan living and dining flowing to an east-facing balcony
- Contemporary kitchen with stone benchtops
- Split-system heating and cooling in living area and main bedroom
- European-style laundry and excellent storage throughout
- Secure basement parking plus storage cage
- Resident facilities include rooftop pool, spa, gym, and entertaining area
- Short walk to Gungahlin Town Centre, Light Rail and Yerrabi Pond

Stats:

Living space: 73sqm approx.

Rates: \$1,616.47pa

Body corp: \$2,335.28 bi annually

Land tax (only if rented): \$1,928.46pa

Year built: 2018

EER: 6 stars

MORE DETAILS

Property ID	35EXGCV
Property Type	Apartment
House Size	73 m2
EER	6
Including	Air Conditioning Pool Electric Cooking Electric Hot Water

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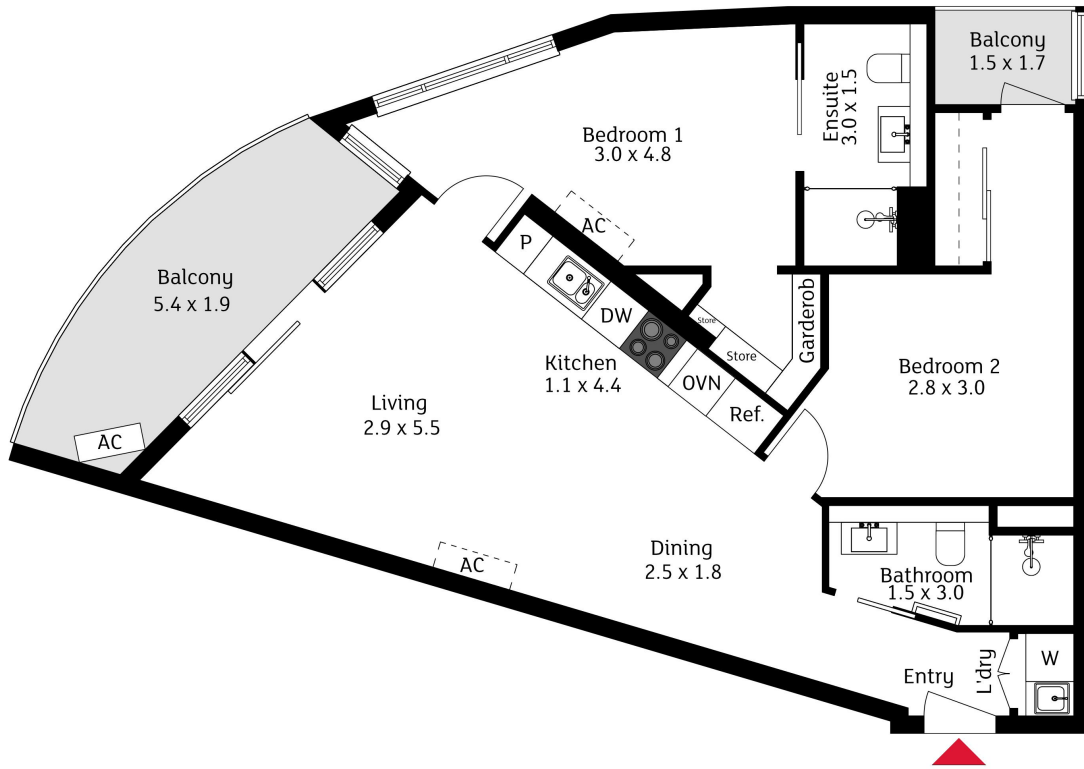
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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