



166/1 Anthony Rolfe Avenue, Gungahlin

NORTH FACING APARTMENT WITH WATER VIEWS

Positioned on one of the highest floors to capture breathtaking views across Yerrabi Pond and the surrounding mountain ranges, this exceptional apartment offers a rare sense of space, light and connection to nature - something rarely found in apartment living.
With a prized north-facing aspect, the home is bathed in natural sunlight throughout the day, creating a warm and inviting atmosphere from morning through to sunset.
The open plan living and dining area is thoughtfully designed to maximise the outlook, flowing seamlessly onto the balcony where the ever-changing landscape becomes your daily backdrop. Whether enjoying a quiet morning coffee overlooking the water or unwinding in the evening as the mountains glow at dusk, the view is truly a standout feature that elevates this apartment well above others on the market.
At the heart of the home, the contemporary kitchen combines style and practicality with stone benchtops, electric appliances and a dishwasher - perfectly suited to both everyday living and entertaining.
The spacious bedroom features a walk-through robe and a well-appointed two-way bathroom, ideally acting as an ensuite.
The lifestyle offering extends beyond your front door. Residents enjoy access to resort-style facilities including an infinity pool overlooking

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FOR SALE
$349,000 +

AGENTS

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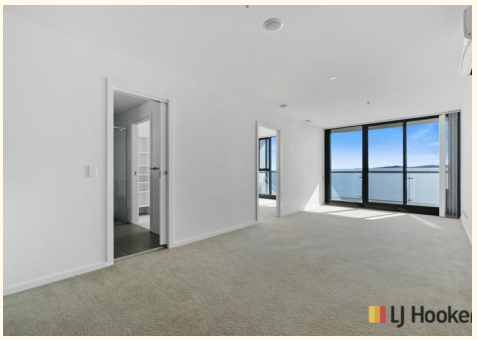
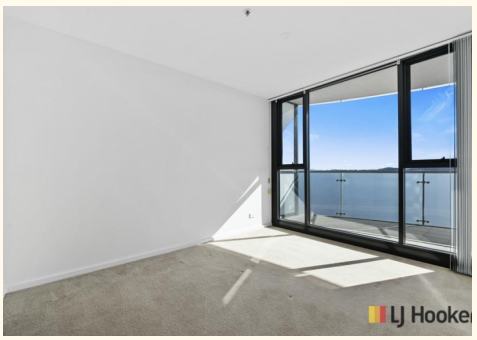
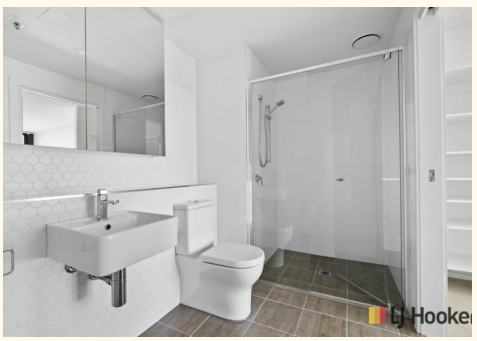
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the surrounds, BBQ areas ideal for entertaining, and a fully equipped gym.
The location is equally impressive, delivering exceptional convenience without compromising on tranquillity. With walking paths around Yerrabi Pond, plus less than 10 minutes walk to Gungahlin town centre, providing for quality supermarkets, amenities, cafes and restaurants, plus the light rail for an easy transit in to the City.
Additional features include a secure carspace with storage cage, plus reverse cycle heating and cooling for year-round comfort, and full sized laundry with storage space and dryer included (not a euro/cupboard laundry!) . Currently tenanted at $490 per week until April 2026, investors can enjoy a strong rental return, or owner occupiers can enjoy the benefits before they move in.

•North-facing apartment with views over Yerrabi Pond & mountain surrounds
•Located on one of the highest floors for fresh breezes and air flow
•Open plan living and dining flowing to private balcony
•Modern kitchen with stone benchtops, electric appliances & dishwasher
•Bedroom with walk-through robe and two-way bathroom
•Split system reverse cycle air conditioning
•Resort-style facilities including infinity pool, BBQ areas & gym
•Convenient Gungahlin location close to shops, cafés & light rail
•Secure car space plus storage cage
•Large, separate laundry with storage space and dryer

Living size: 62m2 living + 14m2 balcony (approx.)
Rates: $452 per quarter (approx.)
Land tax: $520 per quarter (approx.)
Construction: 2018
EER: 6 stars
Body Corporate: $410 per month (approx.)


MORE DETAILS

Property ID	JQ3H5W
Property Type	Apartment
EER	6

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Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

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