







182/1 Anthony Rolfe Avenue, Gungahlin

Smart Start or Solid Investment - Vacant and move-in redy!

Whether you're stepping into the market or looking to expand your portfolio, this apartment combines great lifestyle appeal with solid investment potential.

This north facing unit located on level 15 in the Infinity Towers complex features ample natural light, sleek designer interiors, and is superbly maintained.

With an open plan layout, light streams through the floor-to-ceiling windows for ultimate comfort all year round. With a light colour palette throughout, the modern galley kitchen showcases stainless steel appliances and stone benchtops.

The main bedroom is generous in size with two built-in robes for storage. The bathroom is designed with floor to ceiling tiles, impressive shower size and ample storage.

Enjoy the convenience this apartment offers with access to an Infinity pool, communal shared spaces, BBQ area and fully equipped gym.

Located just a short stroll from Gungahlin Town Centre, this

1 1 1

FOR SALE
$310,000+

VIEW
Sat 21st Nov @ 12:40PM - 1:00PM

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

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apartment is within walking distance of supermarkets, cafes, restaurants, shops, the light rail, local schools, and more.

For investors this is an ideal property in a suburb known for its solid rental returns. This is also a brilliant property for starting your real-estate journey, as a first home buyer you'll reap the rewards of a property that can be held as an investment to provide a leapfrog into a larger home down the track.

Key features:
- 1 bedroom 1 bathroom 1 parking space
- Located on the 15th floor of 'Infinity Towers'
- North facing apartment drenched in natural light
- Contemporary galley kitchen with stone benchtops
- Stainless steel appliances including dishwasher
- Master bedroom with two built-in robes
- Double glazing and carpets throughout
- Reverse cycle Split system air conditioning
- Spacious balcony with beautiful views
- Secure intercom entry to the building
- Remote entry to car parking
- Fully equipped gym for all residents
- Recreational areas with barbeque facilities with an infinity pool
- Located minutes from the Light Rail for easy access to Canberra City
- Plenty of local amenities at your doorstep including Gungahlin Marketplace, supermarkets, cafes, restaurants, shops, medical facilities, local schools, and so much more.

Quick stats:
- Year built: 2018
- Strata (Admin + sinking fund): $1911 biannually approx.
- Internal living size: 56sqm (not including balcony)
- Rates: $440pq approx.
- Land tax (investors only): $498pq approx.
- Vacant and move-in ready







MORE DETAILS

Property ID	35Y7GCY
Property Type	Apartment
House Size	56 m2
EER	6
Including	Pool

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