



296/1 Anthony Rolfe Avenue, Gungahlin

## Where the Sun Sets Over Yerrabi Pond




Apartments higher up in a building tend to feel a little different.

More light.  
More privacy.  
And a view that quietly reminds you where you are.

Positioned on the 10th floor of Tower B at 1 Anthony Rolfe Avenue, this two-bedroom apartment looks out across the parkland toward Yerrabi Pond. In summer the sunsets settle across the water, and in winter the north-west light brings a welcome warmth into the living space.

Inside, the layout is simple and practical. The living and dining area opens out to the main balcony, creating an easy connection between the apartment and the view beyond. The master bedroom has its own balcony as well.

Privacy blinds have been installed throughout the apartment, allowing natural light to filter in without feeling exposed to neighbouring buildings.

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**FOR SALE**  
\$450,000+

**VIEW**  
Sun 21st Jun @ 10:30AM - 11:00AM

**AGENTS**  
Bri Williams  
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**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

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.

 **LJ Hooker**

Being positioned in the Gungahlin Town Centre means most things sit within walking distance. The light rail and bus interchange are close by, along with cafés, restaurants, and the everyday essentials of the shopping centre.

For buyers looking for a well-located apartment with space, light, and a higher vantage point over Gungahlin, this one makes a lot of sense.

#### Property features

- bedroom apartment positioned on the 10th floor of Tower B
- North Facing onto Yerrabi Pond
- Open-plan living and dining area
- Kitchen with island bench
- Master bedroom with walk-through robe and ensuite
- Two separate balconies
- Balcony off the main bedroom
- Large main bathroom
- Privacy blinds installed throughout
- Two secure car spaces plus storage cage

#### Building amenities

- Infinity pool
- Gym
- Conference room

#### The numbers

- Living area: 98 sqm
- Year built: 2018

Rates: \$460 per quarter (approx.)

Body corporate: \$2,760.81 per 6 months (Admin + Sinking Fund)

Estimated rental return: \$580 - \$600 per week

## MORE DETAILS

Property ID	36QAGCY
Property Type	Apartment
House Size	98 m2
EER	6

#### **Bri Williams 0408 787 896**

Licensed Agent & Auctioneer | [bri.williams@ljhooker.com.au](mailto:bri.williams@ljhooker.com.au)

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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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