



326/1 Anthony Rolfe Avenue, Gungahlin

Panoramic Yerrabi Pond views from a light-filled corner apartment

Set high above Gungahlin Town Centre on level 13 of the Infinity Towers building, this spacious two-bedroom apartment captures a gorgeous and rarely available outlook across Yerrabi Pond to the hills beyond.

Its corner position and extensive floor-to-ceiling glass fill the interiors with natural light, while the generous open-plan living and dining area flows directly onto a large sunny balcony. It is a wonderful place to enjoy your morning coffee, entertain friends or simply relax and take in the expansive view.

The contemporary kitchen sits at the heart of the living space and features stone benchtops, a dishwasher, ample cupboard space and a generous island bench with breakfast-bar seating.

Both bedrooms are impressively proportioned. One includes a built-in wardrobe, while the main bedroom features a walk-in wardrobe, study nook and its own separate balcony. Two bathrooms, reverse-cycle air conditioning and excellent storage add to the everyday comfort.

2 2 2

FOR SALE

\$499,000

VIEW

Sat 26th Sep @ 10:30AM - 11:00AM

AGENTS

Peta Barrett

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AGENCY

LJ Hooker Gungahlin

(02) 6213 3999

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Interested parties must rely solely on their own enquiries.

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A particularly valuable inclusion is the secure basement parking, with two side-by-side car spaces plus a storage cage.

Located moments from Gungahlin's shops, cafés, restaurants, supermarkets and light rail, this is an exceptional opportunity to enjoy space, sunlight and remarkable views.

Features include:

- Level 13 corner position in Building B in Infinity Towers
- Rare panoramic outlook across Yerrabi Pond and towards the hills
- Large, light-filled open-plan living and dining area
- Floor-to-ceiling glass capturing abundant natural light
- Generous sunny balcony with beautiful views
- Contemporary kitchen with stone benchtops
- Dishwasher and excellent kitchen storage
- Two spacious bedrooms
- Main bedroom with walk-in wardrobe, study nook and private balcony
- Built-in wardrobe to the second bedroom
- Two bathrooms
- Reverse-cycle air conditioning
- Two side-by-side car spaces in the secure basement garage
- " Storage cage
- " Central Gungahlin location close to shops, cafés, restaurants and light rail

Key details:

Living area: 88sqm

Strata levies: \$2,973.17 bi annually

Rates: \$1,808.33 pa

Land tax (only if rented): \$2,236.88 pa

Year built: 2018

EER: 6 stars

MORE DETAILS

Property ID	378TGCY
Property Type	Apartment
House Size	88 m2
EER	6
Including	Air Conditioning

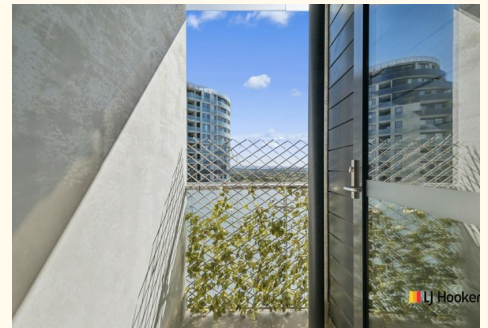
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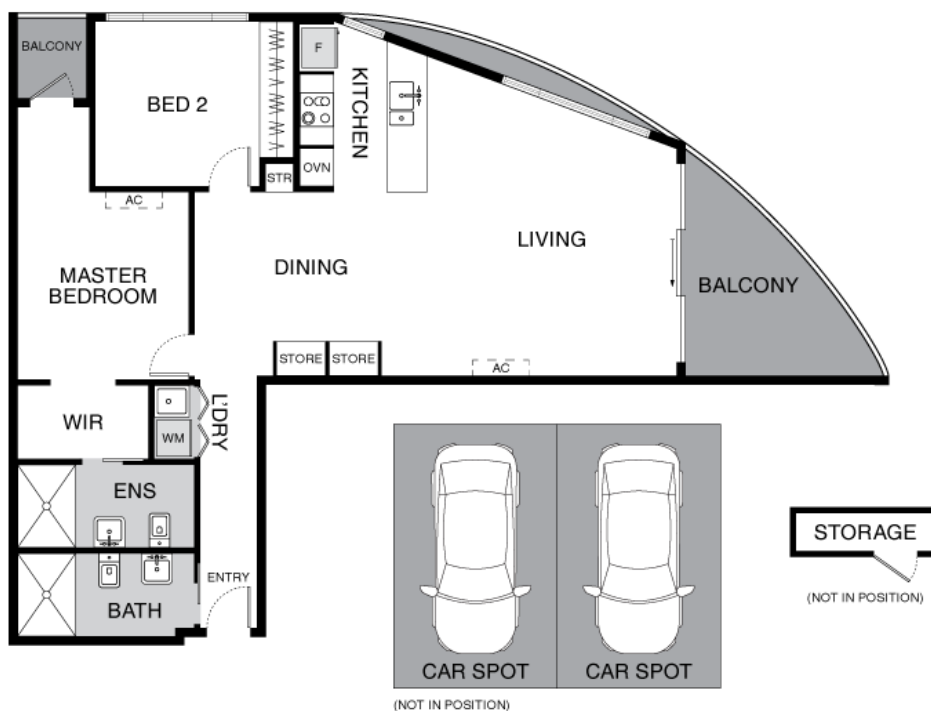
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Floor Plan



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