







417/1 Anthony Rolfe Avenue, Gungahlin

Touch the sky...

Located on the 21st floor of Tower B, 417/1 Anthony Rolfe Avenue is an exceptional two-bedroom apartment that boasts a spectacular view.

Offering an enviable lifestyle, this stunning penthouse represents astonishing value and includes an ensuite, open plan living, dining & kitchen, euro laundry and two secure parallel car spaces.

Not only is the location second to none, the spectacular 180-degree views will take your breath away.

The living area is approximately 95sq/m plus balcony and represents exceptional value!

The kitchen includes stone bench tops, dishwasher, electric cooktop and oven and plenty of cupboard space.

The main bedroom is quite spacious and has an ensuite and walk through robe, while bedroom two has a built-in cupboard with full length sliding mirrored doors.

The large, covered balcony offers about 13sq/m of outdoor space and stunning 180-degree views.

2 2 2

FOR SALE
$520,000-$550,000

VIEW
Fri 6th Nov @ 4:30PM - 5:30PM

AGENTS
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AGENCY
LJ Hooker Gungahlin
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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.

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Perfect for investors, downsizers or anyone looking for a low maintenance penthouse lifestyle, 417/1 Anthony Rolfe Avenue represents exceptional value.

Situated on level six between Buildings A & B, is the 'sky park' which offers a 25m infinity pool with exceptional views. There's also a gym, BBQ area and the complex also has a site manager.

Gungahlin CBD and all the convenience it offers are at your doorstep. The Light Rail is literally 500m away.

Perfect for morning walks and/or your exercise regime, Yerrabi Pond is within 300m.

For more information, please call: Jeff Shortland
0417 483 627, or email
Jeff.shortland@ljhooker.com.au

In brief:
- penthouse living on the 21st floor
- stunning 180-degree views
- open-plan living, dining and kitchen
- stone bench tops, dish washer, electric cook & oven
- two bedrooms
- two bathrooms
- two secure car spaces + storage locker (level B1)
- two split-system RCAC's
- approximately 95sq/m of living
- balcony approximately 13sq/m
- very convenient location
- Gungahlin CBD 900m
- Yerrabi Pond 500m

General: all figures are approximate;
- Rates $700 per quarter tbc
- Land Tax $850 per quarter tbc
- Strata $1700 per quarter tbc
- EER 6.0











MORE DETAILS

Property ID	37BBGCY
Property Type	Apartment
House Size	108 m2
EER	6
Including	Air Conditioning

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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