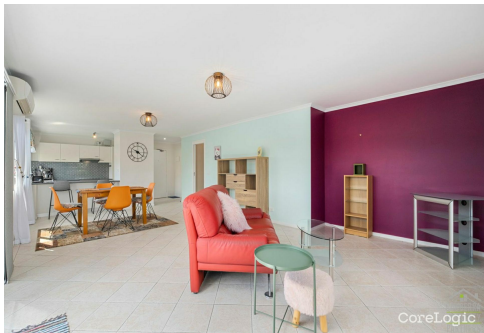




Gungahlin, 6/35 Anthony Rolfe Avenue

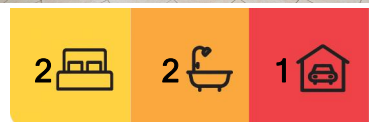
They don't build apartments this size these days.

A top floor delight of a 2 bedroom unit. Boasting lots of natural light, it feels more like a home than an apartment.

They don't make 2 bedroom apartments with this size in mind anymore. At 98sqm of internal there is so much room for activities. A small 3-story development with low body corporate. A secure lock up garage and storage sits downstairs to keep your car safe and sound.

The master bedroom has a lovely alcove and ensuite for the ultimate lazy weekends never needing to leave your room. With both rooms having floor to ceiling built-in-robos.

An open style U shaped kitchen which flows into a open plan concept living/dining space, perfect for cooking while watching your favourite show during the week.



For Sale
\$515,000+

View
ljhooker.com.au/356EGCY

Contact
Bri Williams
0408 787 896
bri.williams@ljhooker.com.au

EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999



Disclaimer: 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.

This home has the secret weapon of loads of storage, cause you can never have enough storage.

Easy to maintain flooring with tiles and wooden style in the bedrooms meaning spills and cleaning will be a breeze.

The main bathroom offering something not a lot of two bedroom have, a bath for those days where things are just a little in need of relaxing.

Features Overview

- A large 98sqm 2 bedroom unit in the epicentre of Gungahlin.
- Top Floor unit
- Small Development, only 3 stories high
- Windows boast light from all angles of the apartment
- Central Gungahlin Location
- Open plan living and dining
- Induction Cooktop
- Stainless steel appliances including dishwasher
- Private Sunny open Balcony
- Furniture is optional
- Main Bedroom with alcove and ensuite
- Both bedrooms with large built in wardrobes.
- Large bathroom with shower, bath combo
- Reverse Cycle split system for heating and cooling
- Laundry in hallway off from the bedrooms, not in the main area of the apartment
- Lock up single garage with automated garage door and storage.

Size:

- Internal Living: 98 sqm
- Balcony: 10 sqm
- Total Size: 108 sqm

Prices:

- Strata: \$1,151.50 per quarter (Admin + Sinking)
- Rates: \$568.84 per quarter approx.
- Land Tax: \$796 per quarter approx..
- Rental Income: \$580 - \$620 per week
- EER 6 Stars



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More About this Property

Property ID	356EGCY
Property Type	Apartment
House Size	108 m2
Land Area	871 m2
EER	6
Including	Air Conditioning Induction Cooking Tile Floorboard Electric Hotwater

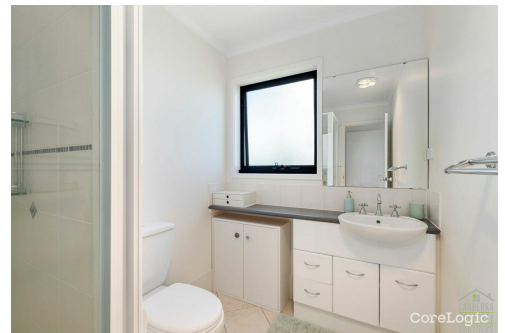
Bri Williams 0408 787 896

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