



296 Anthony Rolfe Avenue, Gungahlin

## Where Lifestyle Meets Location and Great Investment

Located in the highly sought-after Anthony Rolfe Avenue for its amazing location, this beautifully presented three-bedroom home offers a lifestyle of comfort, convenience and flexibility. Whether you're searching for your next home or looking to secure a quality investment, this property presents an outstanding opportunity. Currently leased to excellent tenants until July 2027, buyers have the flexibility to enjoy immediate rental income before moving in themselves, making it an ideal option for those planning their next chapter while building their investment portfolio.

Surrounded by established parklands, walking paths and local amenities, the location strikes the perfect balance between peaceful suburban living and everyday convenience. With strong buyer demand and an enviable position within one of Gungahlin's most popular pockets, this is an address that continues to stand the test of time.

Thoughtfully designed across two levels, the home offers a practical floorplan that adapts effortlessly to modern living. Upstairs, three generous bedrooms provide excellent accommodation, including a spacious main bedroom complete with its own private balcony,

3 2 2

**FOR SALE**  
By Negotiation

**VIEW**  
By Appointment

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**LJ Hooker**

ensuite and built-in robe.

The contemporary kitchen has been designed with functionality in mind, featuring stone benchtops, quality stainless steel appliances, generous storage and a breakfast bar perfect for casual dining or entertaining. Warm timber flooring and large windows throughout enhance the sense of space and natural light, creating inviting interiors all year round.

Stepping outside, the low-maintenance backyard has been thoughtfully landscaped for easy enjoyment. It provides the ideal setting for weekend barbecues, morning coffee or evenings with friends, while the artificial lawn offers a practical, pet and family-friendly outdoor space with minimal upkeep. The front balcony captures leafy street views, adding another peaceful place to unwind.

Offering the rare combination of immediate investment security and future lifestyle appeal, this is a home that delivers flexibility, quality and long-term value in one of Gungahlin's most convenient and desirable locations.

#### At a Glance

- Three spacious bedrooms, all with built-in robes
- Main bedroom with private balcony, ensuite and built-in robe
- Two well-appointed bathrooms plus a separate downstairs powder room
- Double detached garage
- Multiple living areas, including a flexible front lounge or home office
- Sunroom
- Open-plan kitchen, living and dining area
- Contemporary kitchen with stone benchtops, breakfast bar and stainless-steel appliances
- Timber flooring throughout the main living areas
- Ducted heating and cooling for year-round comfort
- " maintenance backyard with artificial turf
- " Currently leased until July 2027 —ideal for investors seeking immediate rental return with the option to occupy in the future
- Positioned opposite leafy parkland in the desirable Anthony Rolfe Avenue precinct
- Close to schools, local shops, public transport and Gungahlin Town Centre

#### Property Information

- " Living: 145m<sup>2</sup>
- " Block: 231m<sup>2</sup>
- UV: \$400,000 (2025)
- Rates: \$2,821\* p.a.
- Land Tax: \$4,696\* p.a. (if rented)
- Year Built: 2003

Whether you're looking to expand your investment portfolio, secure a home for the future or simply purchase in one of Gungahlin's most tightly held locations, this property offers a level of flexibility that's becoming increasingly difficult to find.



## MORE DETAILS

|               |                |
|---------------|----------------|
| Property ID   | 374CGCY        |
| Property Type | House          |
| House Size    | 145 m2         |
| Land Area     | 231 m2         |
| EER           | 5              |
| Including     | Ducted Heating |

### Virginia Stoker 0434 610 698

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