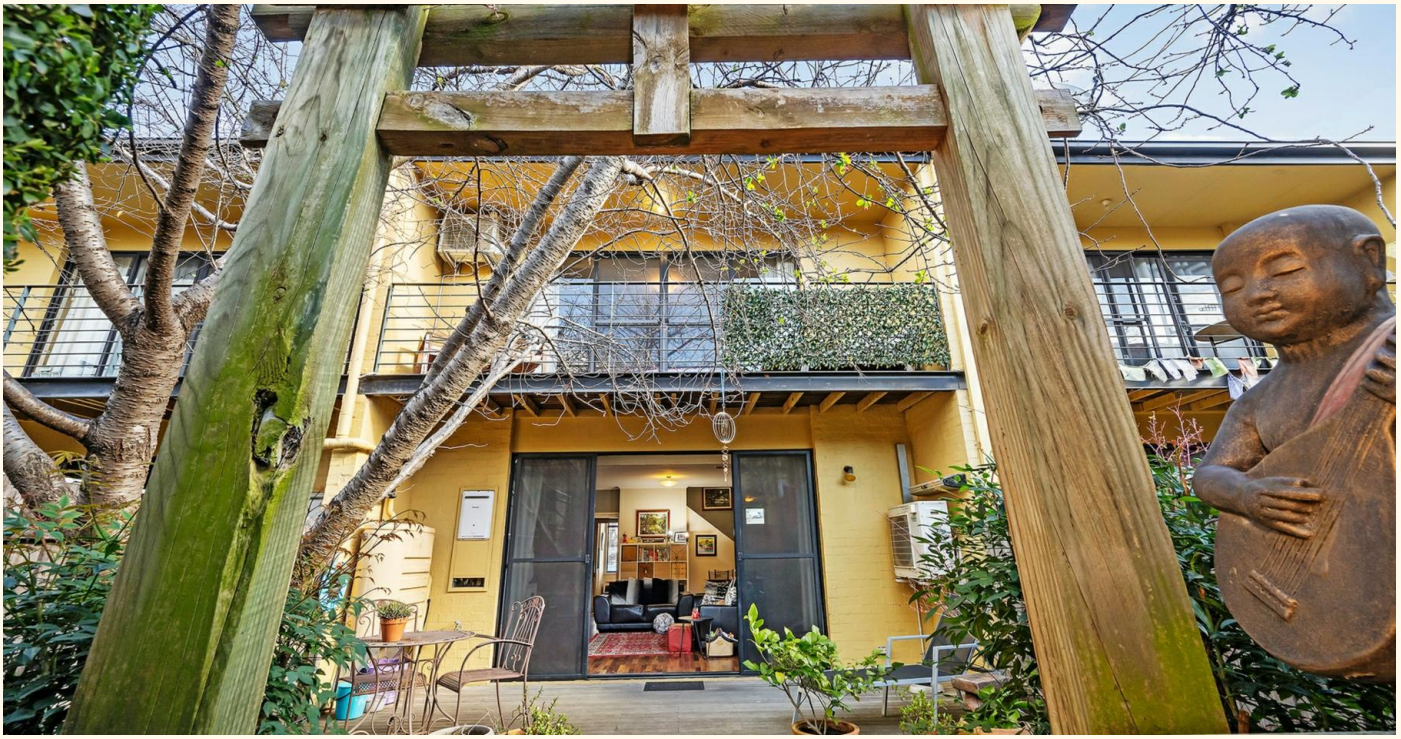








51 Anthony Rolfe Avenue, Gungahlin

Exceptional value, 3/2/2 central Gunghalin home!

Separately titled (no body corp fees), this stunning two storey terrace is located within 300 meters of the Gungahlin CBD.

The home includes a formal living/dining, three bedrooms, two bathrooms, a downstairs powder room, euro laundry, two upper-level balconies, timber deck and the one of the most amazing split level Zen gardens you will find anywhere.

The open plan living room opens up to take full advantage over the timber deck and captivating courtyard garden.

The kitchen is quite spacious and includes laminated benches, gas cooktop, electric fan forced oven and dish washer.

There are three bedrooms on the upper level. The main bedroom includes an ensuite and full-length balcony that offers an elevated view over the garden.

Bedrooms two and three also have balcony access.

There is also a double lock-up garage with lane access.

3 2 2

FOR SALE
$750,000+

VIEW
Sat 7th Nov @ 11:15AM - 12:00PM

AGENTS
Jeff Shortland
0417 483 627
jeff.shortland@ljhooker.com.au

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

In brief:

Stunning separate title (no strata) terrace house
Three large bedrooms
Two bathrooms + downstairs powder room
Open plan living/dining
Spacious kitchen/meals area
Gas cook top, electric oven and dishwasher
Split system RCAC
Gas hot water unit
Covered timber deck
North and South balconies
Euro laundry
Double garage with remote and lane access.
NBN: FTTP
80.83m² ground floor
70.50m² upper floor
151.3 m² living
36m² garage
Total under roof 187 m²
Block 193m²
Aspect: South facing
Rates: $2400
Land tax: 3700
UV: $317,000

For further information or to arrange an inspection:

Jeff Shortland
0417 483 627
jeff.shortland@ljhooker.com.au











MORE DETAILS

Property ID	377DGCY
Property Type	House
House Size	167 m2
Land Area	192 m2
EER	6
Including	Air Conditioning

Jeff Shortland 0417 483 627
Licensed Agent | jeff.shortland@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999
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GUNGAHLIN ACT 2912
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First Floor



Ground Floor

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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