



51 Anthony Rolfe Avenue, Gungahlin

Prepare to be enlightened...

Separately titled, 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.

In brief:

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.

3 2 2

FOR SALE
\$850,000+

VIEW
Sun 27th Sep @ 10:00AM - 10:30AM

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

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999



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:

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MORE DETAILS

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

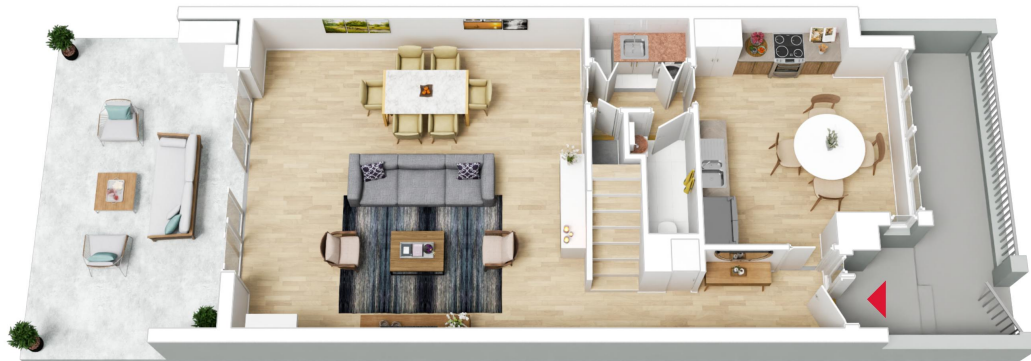
Jeff Shortland 0417 483 627
 Licensed Agent | jeff.shortland@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999
 Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
 GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





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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