







216 Anthony Rolfe Avenue, Gungahlin

No Body Corporate - Freshly Updated. Ready to Enjoy

Freshly updated and ready to enjoy, 216 Anthony Rolfe Avenue offers an exciting opportunity for buyers looking for a move-in-ready three-bedroom home in a convenient Gungahlin location. Fresh paint, new carpet and an updated kitchen give the interiors a renewed feel, while two separate living areas, a private courtyard and double garage add plenty of flexibility.

The separate lounge provides a comfortable retreat, while the open-plan kitchen and family area forms the heart of the home. With plenty of room for cooking, conversation and everyday life, the two living areas allow everyone to spread out and enjoy their own space.

The refreshed kitchen features new benchtops and an induction cooktop, complementing the existing cabinetry and breakfast bar. Combined with fresh paint and new carpet throughout, these recent updates provide a clean, contemporary foundation ready for you to move straight in and make your own.

Outside, the enclosed courtyard creates an easy extension of the living space, with room for an outdoor setting and weekend barbecues. Its paved design keeps maintenance simple, while direct

3 2 2

FOR SALE
$799,000+

VIEW
Sun 8th Nov @ 12:15PM - 12:45PM

AGENTS
Andrew Grenfell
0424 858 529
andrew.grenfell@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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.

sliding-door access connects seamlessly with the family area.

Three bedrooms, two bathrooms and a double garage complete the home, with the main bathroom offering a bathtub with shower and split-system air conditioning servicing the family area.

Just moments from Marketplace Gungahlin, Gungahlin College, local schools, shops and everyday amenities, this is a home that combines fresh updates, generous living and a highly convenient location.

Internal living: 118m2
Garage: 25m2
Front courtyard: 34m2
Rear courtyard: 66m2
Block: 231m² (Approx.)
EER: 5
Rates: $2,786 per annum
Land Tax: $4,781 per annum

Features:

- Three-bedroom home
- Two bathrooms
" Double garage accommodation
" Approximately 231m² block
- Reverse cycle air-conditioning in living
- New carpet throughout
- Freshly painted throughout
- New kitchen benchtops
- New ceramic cooktop
- Separate lounge room
- Open-plan kitchen and family area
- Kitchen breakfast bar
- Kitchen cupboard and pantry storage
- Split-system air conditioning in the family area
- Main bathroom with bathtub and overhead shower
- Sliding-door access from the family area to the courtyard
- Enclosed rear courtyard
- Paved outdoor entertaining space
- Manageable outdoor area with garden beds
- NBN Fibre to the Premises availability
- Convenient access to Gungahlin town centre, shopping and schools

What's nearby:

" Gungahlin College —approx. 0.5km
" Marketplace Gungahlin —approx. 0.5km
" Gungahlin Town Centre —approx. 0.5km
" Gungahlin Place Light Rail —approx. 1.0km
" Yerrabi Pond District Park —approx. 1.5km
" Burgmann Anglican School —approx. 1.0km
" Harrison School —approx. 2.6km
" Amaroo Village Shopping Centre —approx. 2.5km
" Gungahlin Medical & health services —approx. 0.5km
" Canberra CBD —approx. 15km

Disclaimer:
Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged

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.

for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2GFSFHK
Property Type	Townhouse
EER	5
Including	Air Conditioning Dishwasher

Andrew Grenfell 0424 858 529
Salesperson | andrew.grenfell@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au



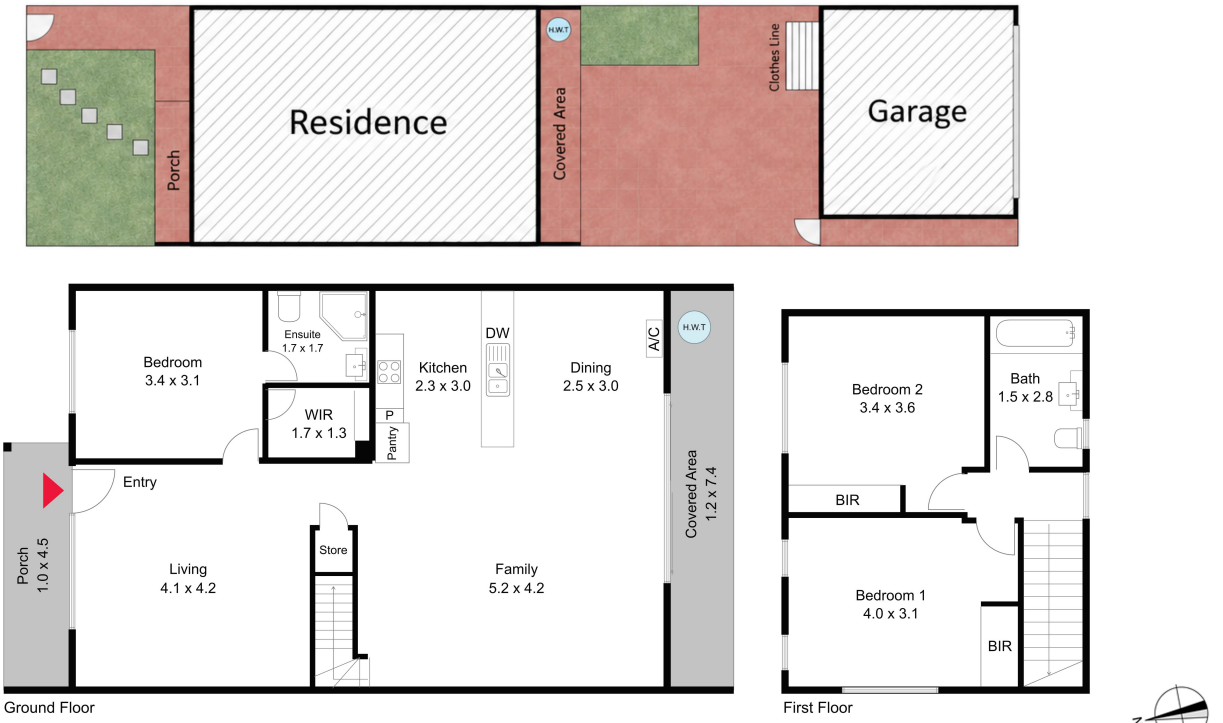








All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

216 Anthony Rolfe Avenue, Gungahlin, ACT, 2912

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.