



216 Anthony Rolfe Avenue, Gungahlin

Freshly Updated. Ready to Enjoy - No Body Corporate

Auction Location: In rooms auction - 182/200 City Walk - LJ Hooker City Office

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.

3 2 2

AUCTION

Wed 21st Oct @ 5:30PM

VIEW

Sat 3rd Oct @ 12:30PM - 1:00PM

AGENTS

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AGENCY

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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.



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 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:

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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 for photography, it might be vacant during your inspection.

MORE DETAILS

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

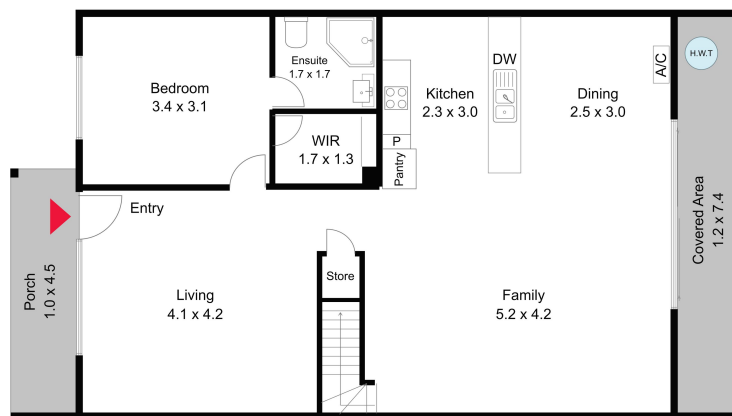
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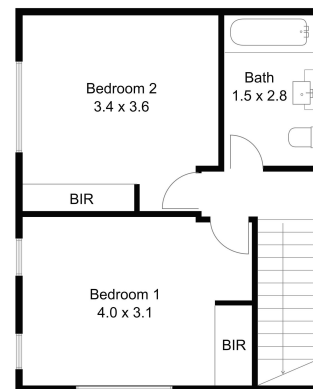
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Ground Floor



First Floor



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