



Sold



340 Anthony Rolfe Avenue, Gungahlin

4 2 2

Spacious Family Home in Desirable Location!

Welcome to a rare and exceptional opportunity - a beautifully appointed four-bedroom townhouse with no body corporate or strata fees! Perfectly positioned in one of Gungahlin's most convenient and family-friendly locations, this home offers the ideal blend of space, privacy, and modern comfort.

Thoughtfully designed with functionality and flow in mind, all four spacious bedrooms are situated upstairs to maximise the expansive living zones below. The master bedroom is a true retreat, featuring a walk-in robe, a sleek ensuite, and a lovely private balcony - the perfect place to soak in the morning sun with your favourite coffee in hand. The remaining bedrooms are all generous in size and share a beautifully updated main bathroom.

Downstairs, you'll find multiple living areas to accommodate every lifestyle. From the formal dining room (which also makes a great kids' playroom or home office), to the oversized lounge and family zones, there's room for everyone. Centrally located, the updated kitchen acts as the heart of the home - featuring modern appliances, ample storage, and seamless flow to the spacious main living area. From here, step out to the huge rear courtyard, an entertainer's dream with

FOR SALE
By Negotiation

AGENTS

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AGENCY

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loads of space for weekend barbecues, family gatherings, or simply relaxing in your own private outdoor sanctuary. There's even a second courtyard at the front, adding to the home's charm and functionality.

You'll love the added comforts that elevate this home above the rest - skylights that flood the home with natural light, instant hot water, reverse cycle heating and cooling throughout, and double-glazed balcony door for year-round comfort. All doors and windows are fitted with security screens, and there's a full security camera system in place for peace of mind. Storage is generous throughout the property, and the oversized double garage with automatic roller doors provides secure parking with room for extra storage or a small workshop.

Situated in a quiet and well-established pocket of Gungahlin, this home places everything you need within easy reach. You're just minutes from Gungahlin Town Centre, with its array of cafés, restaurants, shopping, and entertainment options. A range of quality schools, parks, walking trails, and sports facilities are close by, as well as access to public transport and the light rail - making your commute into the city or other parts of Canberra a breeze.

Please give Lukas Cole 0432 289 618 a call for further information or to book a private inspection.

Features:

- Four great sized bedrooms
- Master with en-suite & walk in robe
- Balcony in Master
- New kitchen
- Freshly painted
- New carpet
- Ducted vacuum
- Large automatic lock up double garage
- Multiple living areas
- Front & back courtyards
- Gas connection

Rates: \$2,634 pa approx
Land Tax: \$4,409 pa approx
EER: 5.0

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MORE DETAILS

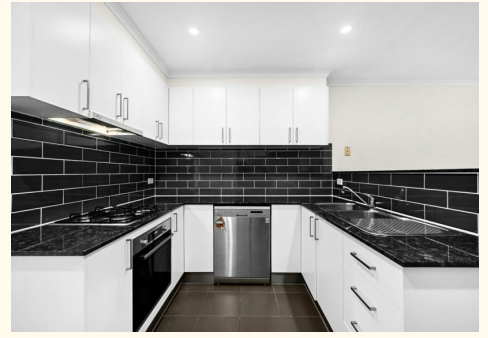
Property ID	2GTCTF9Q
Property Type	Townhouse
Land Area	231 m2
EER	5

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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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