







G07/170 Anthony Rolfe Avenue, Gungahlin

A Little More Space, Right Where You Want It

Brand new, beautifully finished and perfectly positioned within the striking G6 development, this contemporary two-storey terrace apartment offers a lifestyle of comfort, flexibility and effortless Gungahlin convenience.

Whether you are looking to downsize without compromising on space, secure a low-maintenance home close to everything, or add a well-located property to your portfolio, this residence delivers an appealing combination of modern design and everyday practicality.

At the heart of the home is a bright, north-facing open-plan living and dining area, filled with natural light and flowing through full-height glazing to a generous private courtyard with direct street access. It is an inviting space for morning coffee, relaxed evenings or entertaining friends and family.

The contemporary kitchen sits beautifully within the open-plan design and features stone benchtops, custom cabinetry, induction cooking, quality appliances and a distinctive feature rangehood. Timber-look flooring and clean modern finishes add warmth throughout the ground floor.

3 2 1

FOR SALE
By Negotiation

VIEW
Sat 31st Oct @ 10:00AM - 10:30AM

AGENTS

Troy Thompson
0408 694 917
troy.thompson@ljhooker.com.au

Ujala Aftab
uaftab@ljhgungahlin.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.

At the opposite end of the home, a versatile third bedroom or second living space with built-in robe opens to its own terrace. This flexible area can easily become a guest room, home office, private retreat or additional lounge, depending on your lifestyle.

Upstairs, two generous bedrooms provide excellent separation from the main living areas. The spacious main bedroom includes a built-in robe, private ensuite and expansive glazing, while the second bedroom also offers a built-in robe and pleasant streetscape outlook.

Both the ensuite and main bathroom are beautifully finished with floor-to-ceiling tiling, timber-look vanities, mirrored cabinetry and oversized showers. A downstairs powder room adds further convenience.

Additional features include a concealed European-style laundry with sink and Electrolux washer/dryer, reverse-cycle air conditioning, excellent storage and contemporary fixtures throughout.

Designed by COX Architects and built by JWLand Construction, G6 places you right in the heart of one of Gungahlin's most convenient locations. Gungahlin Marketplace, cafés, restaurants, light rail, Yerrabi Pond, schools and recreation facilities are all within easy reach, while the light rail provides a direct connection towards the City.

It is a home designed for easy living, with the space to adapt as your lifestyle changes and a location that keeps everything close at hand.

- Brand new two-storey terrace within the G6 development
- Flexible three-bedroom configuration or two bedrooms plus second living/home office
- North-facing open-plan living and dining area
- Generous private courtyard with direct street access
- Additional front terrace adjoining the flexible ground-floor bedroom/living space
- Contemporary kitchen with stone benchtops and extensive cabinetry
- Induction cooktop, oven, dishwasher and feature rangehood
- Timber-look flooring through the ground-floor living areas
- Two generous upstairs bedrooms with built-in robes
- Main bedroom with private ensuite
- Main bathroom plus ensuite with floor-to-ceiling tiling and oversized showers
- Timber-look vanities and mirrored bathroom cabinetry
- Ground-floor powder room
- Concealed European-style laundry with sink and Electrolux washer/dryer
- Reverse-cycle air conditioning
- Full-height glazing providing abundant natural light
- Landscaped communal areas within the development
- Designed by COX Architects
" Built by JWLand Construction
" Moments from Gungahlin Town Centre, shops, cafés, restaurants and light rail
- Easy access to Yerrabi Pond, Gungahlin recreational facilities and Mulligans Flat Nature Reserve

Living: 105sqm
Outdoor Living: 20sqm
Parking: 26sqm
Storage: 2sqm

Strata: $954.50pq (approx.)
EER: 6.0

EER ★★★★★★

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

MORE DETAILS

Property ID	3799GCY
Property Type	Unit
House Size	105 m2
EER	6
Including	Air Conditioning

Troy Thompson 0408 694 917
Director / Licensed Agent ACT/NSW |
troy.thompson@ljhooker.com.au
Ujala Aftab
Sales Associate | uaftab@ljhgungahlin.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







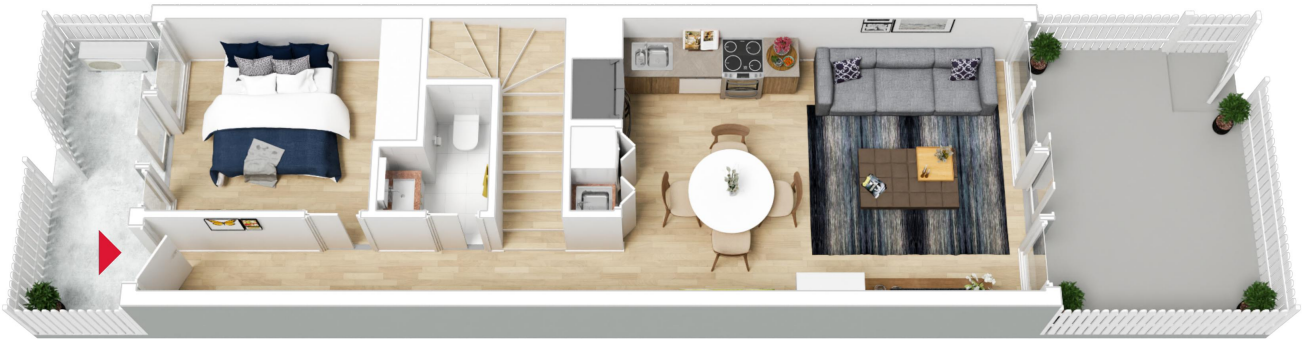




All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



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.

G07/107 Anthony Rolfe Avenue, Gungahlin

LJ Hooker

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