

205/1 Anthony Rolfe Ave, Gungahlin, ACT, 2912



Apartment For Sale

Thursday, 7 November 2024

205/1 Anthony Rolfe Ave, Gungahlin, ACT, 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Views forever from level 17, plus its vacant and ready for you now

The well-designed, single level floorplan is positioned on level 17, with sweeping, uninterrupted views across Gungahlin. Located in the thriving precinct, there is a huge wealth of recreational, social, retail and commercial options right on your doorstep.

The fully equipped on-site gym and beautifully maintained 'Sky Park', featuring the infinity pool overlooking the Yerrabi Pond, will have you wishing you moved in years ago. Well, the time is now, and it's not too late to secure this slice of paradise.

Attention live in owners want early access prior to settlement and a guaranteed move in date? Maybe you would like the keys as your Christmas present. Well good news - we can make that happen. Your next chapter is calling your name and having a home sweet home to call your own is ready for you now. Experience the epitome of cool, calm and care-free living in this delightful apartment. With vacant possession and the possibility of early access, you could be stepping through your new front door sooner than you ever imagined.

Make sure to watch our detailed, walk through video. Its our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it.

To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

What buyers will love the most:

Elevated position on level 17 with amazing views

Offering excellent privacy

Located away from all the busy roads

East facing, good morning sunshine

The apartment has been lovingly and beautifully cared for, so it's in excellent condition

Vacant and ready for you now, early access also available

Flexible settlement options

Features overview:

Large balcony that can fit a big outdoor setting and more

Double glazed, floor to ceiling windows to make the most of the sunlight and views

2 Reverse Cycle Air Conditioning units

Kitchen with stone bench tops, double sink, stainless steel appliances including dishwasher plus lots of cupboards and drawers.

Main bedroom has walk-in robe plus an ensuite

Bedroom 2 has double mirrored robes plus access to a second balcony

2 full bathrooms with good storage, large shower and floor to ceiling tiles

Segregated bedrooms for added privacy

European style laundry. The dryer and washing machine are negotiable

NBN is connected to the building via a fibre to the curb connection

One allocated level 4 car space

Large, Colourbond storage enclosure at rear of car space

Infinity Development Features:

Proximity to Light Rail, Gungahlin Town Centre and Yerrabi Pond

Onsite, fully equipped gym

25m Infinity edge swimming pool directly overlooking Yerrabi Pond, plus a spa

Landscaped entertaining area with BBQ

Communal entertaining room complete with mini kitchen and bathroom
Pet friendly development (subject to strata approval)
Lift access direct from foyer (no stairs to negotiate)
Intercom entry to building and carpark for guests

The Numbers approx:

Level in building: 17

EER: 6 stars

Internal living area: 75m²

Balcony: 9m²

Total size: 84m²

General rates: \$1,636 p.a.

Water and sewerage rates: \$670 p.a.

Land tax (investors only): \$1,978p.a

Age: 6 years (Built 2018)

Total number of units in development over the two towers: 433

Strata manager: First Choice Strata

Units plan number: 4421

To Help Buyers:

We can refer a solicitor who can review the contract, for FREE.

The same solicitor can provide a free Section 17 if you wish to submit an unconditional offer.

Written and verbal buyer price guides updated throughout the campaign.

Help negotiating amendments to the contract such as settlement dates or exchange deposits.

Free valuations to help you establish your current equity in any other properties you.