

## 5/1 Anthony Rolfe Ave, Gungahlin, ACT 2912

By Negotiation

Apartment 3 3 2



### When an Apartment Stops Feeling Like One

Most apartments follow a pretty predictable formula.

This one doesn't.

Positioned on the ground floor at 1 Anthony Rolfe Avenue, Apartment 5 stretches across two levels and lives more like a townhouse than a typical apartment. It's the kind of layout that suits buyers who want the convenience of apartment living without giving up space or separation.

At over 200sqm internally, the scale is immediately noticeable. Two separate living areas give the home flexibility, whether that's creating a quieter second lounge, a kids' zone, or simply having space to spread out without everything happening in one room.

The layout works particularly well for families or shared living. Three bedrooms, each with their own bathroom, own aircons, means everyone has their own space, and the additional powder room downstairs adds another layer of practicality for day-to-day living or when guests are over.

Two of the bedrooms could comfortably be considered main suites, which is something you don't often see in apartment living. It gives the home a level of flexibility that's hard to replicate in standard three-bedroom apartments.

Positioned slightly away from the main flow of the complex, the apartment feels more private than you might expect, while still having full access to the building's shared spaces.

Upstairs, one of the bedrooms opens onto its own private balcony, offering a quieter outdoor space separate from the main living areas.

The location keeps things easy. Set within the Gungahlin Town Centre, you're within walking distance to Yerrabi Pond, schools including Gungahlin College and Burgmann, the shopping precinct, cafés, restaurants, and the light rail.

The building itself offers access to the Skydeck, with gardens, pool areas, and elevated views across Gungahlin. It's the sort of space that works well for both a quick swim in summer or a slower afternoon outdoors.

Apartments like this don't come up often because they don't follow the usual format.

For buyers looking for space, separation, and something that feels a little closer to a townhouse while still sitting in the centre of Gungahlin, this one stands apart.

#### Listed By

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#### Open for Inspection

Sat, 18 Apr 2026 - 10:30 AM to 11:00 AM

