

Raine&Horne.[®] Commercial

GUNG AHLIN
99 Anthony Rolfe Avenue

270 sqm

2 

AUCTION: Mixed Residential / Commercial In Gungahlin Town Centre

Sold

Raine & Horne Commercial Canberra, in conjunction with Raine & Horne Gungahlin, are pleased to offer 99 Anthony Rolfe Avenue for sale.

OVERVIEW:


99 Anthony Rolfe Avenue is a three-storey, single-titled, mixed-use property with ground floor commercial (leased), upper floor residential (vacant) and a secure garage at the rear, providing a rare opportunity to secure a 26% leased, mixed-use investment in the heart of the Gungahlin Town Centre. 99 Anthony Rolfe Avenue combines a strong commercial tenancy with residential accommodation, offering secure income streams and excellent long-term growth prospects. With a new 5-year commercial lease in place on the ground floor and a 4-bedroom residence above, this is a turnkey investment in one of Canberra's fastest-growing regions.

LOCATION:

Property ID	L36232297
Property Type	Offices
Building / Floor Area	270
Car Spaces	2

AGENT

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Situated on Anthony Rolfe Avenue, this property enjoys a high-profile position in Gungahlin's CBD, less than a 5-minute walk to the Light Rail Stop. The Town Centre's bustling commercial, retail, and hospitality precincts are within walking distance, including Gungahlin Marketplace, Gungahlin Square, and Gungahlin Village. With drawcards such as Woolworths, Coles, Aldi, Bunnings, major banks, government services, and health facilities, the location guarantees strong ongoing demand. Gungahlin itself is one of Australia's fastest-growing regions, now home to over 87,000 residents.

DESCRIPTION:

Levels 1 & 2 comprise a 4-bedroom, 2-bathroom apartment over 2 levels (approx. 201m²) with a secure double garage at the rear accessed via Huyer Street. The ground floor commercial tenancy comprises approx. 69m² NLA including a kitchenette, shower & toilet, plus an 18sqm exclusive outdoor courtyard. The tenancy is leased on the following terms:

- Area: Areas 1 & 2 on Subleasing Plan 6737
- Lessee: Beth Inglis Phycology Pty Ltd
- Lease Period: 5 years from 1st March 2025 to 28 February 2030
- Option Period: 3 years from 1st March 2030 to 28 February 2033
- Commencing Rent: \$36,533.17pa +GST
- Outgoings: Tenant pays 31.86% of increases in outgoings over the base year 30 June 2020
- Annual Increases: In line with CPI
- Security: Cash Bond of \$10,120.94 (being three months' rent)

APPROX OUTGOINGS PA:

- Rates \$21,287.50
- Water & Sewerage Supply Charge \$900
- Building Insurance \$3,543

KEY FEATURES:

- Rare mixed-use commercial & residential investment (CZ5 zoning)
- 26% leased multi-level building on a 294 sqm block
- Total floor area: Approx. 270sqm plus outdoor area
- Crown lease permits ground floor use as a health facility, business agency, office or public agency
- EER: 6.0

For further information or to arrange an inspection, please contact the exclusive agents at
Raine & Horne Commercial Canberra and Raine & Horne Gungahlin.