

**1008/2 Gribble Street, Gungahlin, ACT 2912**



**Apartment For Sale**

Sunday, 10 December 2023

1008/2 Gribble Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Inspection by appointment

Imagine spending summer at a rooftop barbecue overlooking Yerrabi Pond, or completing languid laps in a 20-metre resort-style pool. Be spoilt for choice with shared amenities that also include an onsite gym when you snap up this stylish apartment in the Jade complex at Gungahlin. Flaunting stylish finishes including timber floors to the living areas and large-format tiles to the bathroom, apartment number 1008 also benefits from a generous covered balcony that has ample room for an outdoor table. The sleek central kitchen features stone benchtops, an induction cooktop, microwave niche and excellent storage, while additional storage can be found at the entry, with a full-length coat closet, and in the basement storage cage. Two generous bedrooms have built-in wardrobes and a chic, well-designed shared bathroom also boasts a European-style laundry. This well-situated and secure apartment puts you a hair's breadth from Gungahlin Town Centre with the convenience of shopping, dining and easy access to light rail. Also just a short drive to the CBD, ANU and UC, making it the ideal first home or investment property. Features include:

- 10th floor as-new apartment in Jade complex
- EER of 6.0
- Recently tenanted for \$520pw
- Vacant possession available
- Modern kitchen with stainless-steel appliances
- Quality timber floors to kitchen/dining
- Carpet to bedrooms
- Covered balcony
- Split-system heating and cooling
- Stylish bathroom with face-level hidden storage and generous shower
- Intercom and lift access
- Secure basement car space
- Facilities include swimming pool, gym, pizza oven and BBQ area

Outgoings and property information (approx):

- Living size: 60sqm
- Balcony size: 9sqm
- Rates: \$1,497.16pa
- Land tax (if rented): \$1,786.60pa
- Body corporate: \$742.56pq
- Expected rent: \$520pw
- Year built: 2021
- EER: 6.0

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.