

1111/2 Gribble Street, Gungahlin, ACT 2912



Apartment For Sale

Thursday, 15 February 2024

1111/2 Gribble Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$569,999+

Nestled in the Jade Complex in the heart of Gungahlin, offering a delightful blend of modern living and convenience. Boasting an open plan layout, this apartment located on Level 11 features a well-established kitchen equipped for cooking enthusiasts, including a dual oven, island stone top bench tops, and a sleek splashback. This impeccably maintained residence presents a prime opportunity for owner-occupiers or astute investors seeking long-term prospects. Crafted by the esteemed "Core Developer," the apartment exudes quality craftsmanship and attention to detail. Luxurious touches adorn the living spaces, complemented by exceptional communal areas and top-notch amenities, all at an accessible price point. Residents can indulge in the resort-style rooftop garden, unwind in alfresco barbecue areas surrounded by lush gardens, and maintain their fitness routines at the well-equipped in-house gym. Gungahlin, known for its rapid expansion and vibrant atmosphere, provides a dynamic setting for contemporary living. Gribble Street boasts an ideal location, offering proximity to the Gungahlin CBD while providing a tranquil retreat for residents seeking privacy. Just a short walk away, residents can access a variety of amenities, including walking trails, parks, restaurants, shops, and cafes, enhancing convenience and lifestyle options. Additionally, recent developments in the area further enrich the community's offerings. Soon to arrive are new facilities such as a Pilates and yoga studio, a small grocery store, a café, a laundry mat, and takeaway stores, providing residents with added convenience and leisure opportunities right at their doorstep. This expansion of amenities reflects the evolving and vibrant character of the Gungahlin neighborhood, catering to the diverse needs and preferences of its residents.

Property Key features:

- Situated on the 11th level, Iconic Unit 1111 offers a desirable position
- Open-plan living layout, which promotes a seamless flow between the kitchen, dining, and living areas.
- Two generously sized bedrooms, both equipped with built-in storage.
- The master bedroom includes a walk-in robe for ample storage space and an ensuite bathroom.
- Sheer blinds and weatherproof curtains in the main bedroom to enhance privacy and convenience.
- The main bathroom features a shower, catering to the residents' daily needs.
- The well-equipped kitchen boasts AEG appliances, an 800 mm electric cooktop, dual oven, and a stone island benchtop, facilitating culinary endeavors.
- Private balcony, providing picturesque views of Telstra Tower and Yerrabi Pond.
- Timber flooring throughout the main areas contributes to a contemporary aesthetic and easy maintenance.
- LED lighting is installed throughout the unit.
- Reverse Cycle split system in the living and the main bedroom
- Reverse cycle split system air conditioning ensures comfort in both the living area and the main bedroom.
- Double Glazed Sliding Doors have access to the balcony from the living and master bedroom
- Communal swimming pool, BBQ facilities and Gym
- Secured Storage Cage
- The unit faces southwest, optimizing natural light and offering pleasant living conditions.
- Short stroll to Yerrabi Pond, walking & bicycle tracks.
- Close to Gungahlin Town centre, Gungahlin College
- Just moments from local shops, cafes, public transport & city Light Rail terminal

Property information:

- Jade Building Gungahlin
- Level eleven, Unit Number 1111 of 2 Gribble Street, Gungahlin
- Year Built: 2020
- Total Floor Area: 84 sqm plus 8 sqm Balcony
- EER: 6
- Rental Estimate \$590-\$620 PW
- Outgoings: (Approx.) Rates: \$391.00 per quarter
- Strata: \$1200.00 per quarter
- Land tax: \$455 per quarter (Only when rented)

Make 1111 your new home and elevate your lifestyle to new heights. Contact us today to schedule a private tour and discover the unmatched luxury and convenience of life at 1111. Register your interest today and present your best offer. For more information or to learn more about this property please call Yubi Baral 0452 646 746

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