

1208/6 Gribble Street, Gungahlin, ACT 2912



Apartment For Sale

Friday, 16 February 2024

1208/6 Gribble Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Apartment



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\$439,999+

Discover contemporary urban living at its finest in this charming apartment nestled in the heart of Gungahlin. Boasting an ideal fusion of comfort, style, and convenience, this residence presents an excellent opportunity for both homeowners and savvy investors. Originally crafted as a cherished family abode, this home showcases the impeccable craftsmanship of a renowned developer in Canberra. Step inside to find a meticulously maintained interior featuring luxurious finishes, thoughtfully designed spaces, and access to an array of premium amenities. Residents can indulge in the delights of a resort-style rooftop pool, unwind in the inviting alfresco barbecue areas surrounded by lush greenery, and stay active in the well-appointed in-house gym. Perfectly positioned in Gungahlin, one of the nation's fastest-growing regions, this property offers an exciting lifestyle amidst a thriving community. Additional highlights include a split system for climate control, a secure undercover car park for added peace of mind, and ample off-street parking options for guests. Whether you're a first-time buyer eager to enter the market or an astute investor seeking to expand your portfolio, don't miss the chance to explore this remarkable apartment.

Key Features:

- Located on Level 12
- Spacious 2 Bedroom Layout
- Stylish Vinyl Wood Flooring
- Reverse Cycle Air-Conditioning for Comfort
- Access to Rooftop Pool (25m) and BBQ Facilities
- Secure Single Car Park Included
- Enhanced Privacy with Double Glazed Windows and Sliding Doors
- Convenient Secured Storage Cage
- Additional Guest Parking and Ample Street Parking Available
- Moments Away from Yerrabi Pond, Walking & Bicycle Tracks
- Close Proximity to Gungahlin Town Centre and Gungahlin College
- Easy Access to Local Shops, Cafes, Public Transport & City Light Rail Terminal

Property Details: Located in the Ruby Building, Gungahlin
Address: Level 12, Unit Number 1208, 6 Gribble Street, Gungahlin
Year Built: 2020
Total Floor Area: 60 sqm
EER (Energy Efficiency Rating): 6
Estimated Rental Income: \$530-\$570 per week
Outgoings (Approx.): Rates: \$268.00 per quarter
Strata Fees: \$707.00 per quarter
Land tax: \$450 per quarter (Only when rented)

Register your interest today and present your best offer. For more information or to learn more about this property please call Ajay Mehta on 0414 685 011. The images shown are for illustration purposes only and may not be an exact representation of the product.

Disclaimer: Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice and to make their own inquiries and satisfy themselves in all respects.