

**1301/6 Gribble Street, Gungahlin, ACT 2912**

STONE

**Apartment For Sale**

Wednesday, 22 November 2023

1301/6 Gribble Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 97 m2**

**Type: Apartment**



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**\$590,000+**

Upon entering this exquisite 13th-floor apartment, your attention is immediately captivated by the seamless open-plan design and an abundance of invigorating natural light streaming through. This flawlessly maintained apartment ensures cozy warmth during winter and refreshing coolness in the summer months, providing a pinnacle of prestigious apartment living. The residence complex itself offers an array of amenities, including a state-of-the-art gym and expansive indoor and outdoor spaces designed for both entertaining and relaxation. Enjoy the luxury of a pool and multiple entertaining areas, all equipped with kitchenettes and pizza ovens. Situated within a leisurely stroll from the Light Rail and Gungahlin Bus Interchange, this residence offers unparalleled convenience with proximity to local shops, restaurants, cafes, parks, Yerrabi Pond, and the Gungahlin Marketplace. Perfectly tailored for those seeking an opulent living in the heart of this burgeoning suburb, where every conceivable convenience is right at your doorstep!

**Features Overview:-** Stunning views from all angles with sights of Yerrabi pond and the Telstra tower- Single level floorplan apartment on the 13th floor- High ceilings and double glazed windows- Located only minutes stroll to shops, playgrounds, ponds and schools- NBN connected with FTTP- Age: 3 years (built in 2020)- Units plan number: 4821- EER (Energy Efficiency Rating): 6 Stars

**Development Information:-** Name of development: Ruby - Number of apartments in development: 188- Strata management: Vantage Strata Sizes (Approx)- Internal Living: 83 sqm - Balcony 1: 9 sqm- Balcony 2: 5 sqm- Car space 1: 13 sqm- Car space 2: 13 sqm- Storage shed: 2 sqm- Total residence: 125 sqm

**Prices- Strata Levies: \$1,114.20 per quarter- Rates: \$384 per quarter- Land Tax (Investors only): \$461.36 per quarter- Conservative rental estimate (unfurnished): \$630 – \$650 per week**

**Inside:-** Spacious master suite with ensuite and glass sliding doors through to balcony 1- 2nd bedroom on the other end of the apartment with glass sliding doors through to their own private balcony - Main bathroom with floor-to-ceiling tiles- Modern kitchen with high-quality appliances, ample bench and cupboard space - Breakfast bar- Double ovens and induction cooktop- Open-plan living and dining with ample natural light - Split systems

**Outside:-** Spacious balcony 1 with stunning views of Yerrabi Pond and the surrounding hills- Private balcony 2 with views over Gungahlin town centre and the Telstra tower- 2 x car spaces, side-by-side on level 3- Storage shed right beside car spaces - Ruby complex offers a pool with views over Yerrabi pond plus an alfresco BBQ area and gym.- A garden club that has created a communal garden with herbs etc residents

Being the heart of the District, Gungahlin is highly sought, featuring local kids playgrounds, multiple schools, shopping centres, day care and an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi, commuting to the city is a breeze with easy access to the light rail network.

**Inspections:**We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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