

**1305/2 Gribble Street, Gungahlin, ACT 2912**



**Apartment For Sale**

Thursday, 29 February 2024

1305/2 Gribble Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Yubi Baral

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## BY NEGOTIATION MOTIVATED SELLER

Nestled within the Jade Apartment Complex, this luxurious 2-bedroom residence on the 13th floor offers an unparalleled living experience. With its expansive layout flooded with natural light, breathtaking panoramic views, and desirable features, this apartment is the epitome of sophisticated urban living. The open-plan design seamlessly integrates the living area with the well-appointed kitchen, boasting dual ovens, stone benchtops, and a stylish splashback, catering to the needs of both casual and aspiring chefs alike. Enjoy the convenience of two generously sized bedrooms, each equipped with built-in storage. The master bedroom further impresses with an ensuite bathroom, complete with a shower for added comfort and luxury. Step out onto your private balcony and soak in the picturesque vistas of Gungahlin and Yerrabi Pond, or take advantage of the communal swimming pool, BBQ facilities, and gym for relaxation and entertainment. With timber flooring throughout, LED lighting, reverse cycle split system air conditioning, and double-glazed sliding doors ensuring comfort and energy efficiency, every detail of this residence has been meticulously crafted to enhance your lifestyle. Conveniently located just moments away from Gungahlin Town Centre, Gungahlin College, local shops, cafes, public transport options, and the city Light Rail terminal, Jade Apartments offer unrivaled accessibility to all that Gungahlin has to offer.

**Key features:**

- Situated on the 13th level, 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 an ensuite bathroom with a shower.
- The main bathroom features a shower, catering to the residents' daily needs.
- The well-equipped kitchen boasts an electric cooktop, dual oven, and a stone island benchtop, facilitating culinary endeavors.
- Private balcony, providing picturesque views of Gungahlin 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 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 southeast, 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 Thirteen, Unit Number 1305 of 2 Gribble Street, Gungahlin- Year Built: 2020- Total Floor Area: 74 sqm plus 12 sqm Balcony- EER: 6- Rental Estimate \$590-\$620 PW  
**Outgoings: (Approx.)** Rates: \$382.00 per quarter  
**Strata:** \$ 1,240.97 per quarter  
**Land tax:** \$453.81 per quarter (Only when rented)  
Don't miss this opportunity to make 1305 Jade Apartments your new home. Schedule a viewing today to experience the unmatched luxury and convenience for yourself. Register your interest today and present your best offer. For more information or to learn more about this property please call Yubi Baral at 0452 646 746. 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.