

1405/6 Gribble Street, Gungahlin, ACT 2912

The logo for STONE, featuring the word "STONE" in white capital letters inside a dark blue rectangular box with a white border.

Sold Apartment

Monday, 14 August 2023

1405/6 Gribble Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 94 m²

Type: Apartment

Contact agent

A WORD FROM OUR SELLER;"The Ruby development has been very well built, with high quality fittings and appliances throughout, and we enjoy the common pool, BBQ and social spaces.The Property Manager and Owners' Corporation have both been very informative and very good to deal with, and the building is very well maintained.Its North Easterly aspect and generous balcony provide a great combination of winter sunshine and summer shade to the living area enhancing the apartment's energy efficiency and running costs. And the views are fantastic looking directly across to bushland and Yerrabi Pond Regional Park to the left.The location is great with Yerrabi Pond Park (never seen such a great range of facilities and activities in one park) is only a few minutes walk and very family friendly.The range of shops, supermarkets, medical facilities and dining choices all within a few minutes walk caters to everything you could possibly want or need.Whilst we don't live in Ruby we spend a lot of time there visiting our son, who is moving into his own place soon, and many of the people we have met there over the past few years are very friendly."Living: 80sqm (approx.)Balcony: 14sqm (approx.) Total: 94sqm (approx.) -☐Both bedrooms with built in robes and master with balcony access-☐Generous bathrooms with sleek modern finishes and floor to ceiling tiling-☐North-East facing balcony with views towards Gungahlin and Yerabi Pond-☐Timber flooring throughout main areas, carpet to bedrooms-☐Sunny, open plan living-☐Double glazed windows throughout -☐Split system installed-☐Kitchen with quality appliances, stone bench tops, dishwasher, AEG oven, induction cooktop and plenty of storage-☐Complex with communal swimming pool, BBQ facilities and gym-☐Security parking with two side-by-side spots and storage cage-☐Convenient location, with shopfronts on the ground floor of the complex and easy access to the vibrant Gungahlin Town Centre, a range of public transport options, shops and schoolsRates: \$1,375.10 per annum (approx.)Land tax: \$1,704.16 per annum (approx..)Body corporate: \$4,456.80 per annumDisclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries..