

1504/6 Gribble Street, Gungahlin, ACT 2912

STONE

Apartment For Sale

Wednesday, 24 April 2024

1504/6 Gribble Street, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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\$669,000+

Immerse yourself in the vibrant, peaceful, and convenient lifestyle of Gungahlin with this expansive 3-bedroom apartment nestled within the luxurious Ruby complex. Bathed in natural light from its North-facing orientation and adorned with white walls, timber flooring, and floor-to-ceiling windows, this residence exudes a clean and inviting atmosphere, inviting you to relax and unwind in style. With its spacious open floorplan, there's plenty of room to personalise and make it your own. Residents of the Ruby apartment complex enjoy exclusive access to a range of resort-style amenities. From the rooftop sanctuary featuring BBQ facilities and a 20m communal swimming pool to the lush communal garden and well-equipped indoor gym, every aspect of upscale apartment living is catered to for your enjoyment. Ideally situated just a short drive from the bustling Gungahlin Town Centre, residents of 1504/6 Gribble Street benefit from easy access to an abundance of shops, eateries, transport options, and schools. With nearby reserves, lakes, and scenic walking paths beckoning to be explored, this residence offers the perfect blend of convenience and tranquillity, promising a lifestyle that's both easy and fulfilling in this established community.

Features Overview:- Single level floorplan- Apartment on level 15- Located on the edge of Gungahlin Town Centre for shops, restaurants, transport options such as the Canberra Light Rail, schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 4 years (built in 2020)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 104 sqm- Balcony: 11 sqm- Total residence: 115 sqm Prices:- Strata levies/Community title: \$1,299 per quarter- Rates: \$392.54 per quarter- Land Tax (Investors only): \$426.04 per quarter- Conservative rental estimate (unfurnished): \$650-\$670 per week

Inside:- Open dining-living space at heart of residence- Parallel kitchen layout towards dining area- European laundry- Walk-in wardrobe and ensuite to west bedroom- Ample storage space throughout- Ducted reverse cycle heating and cooling- Under-tile heating in bathrooms- Heated towel rack

Outside:- North-facing balcony for plenty of natural lighting throughout the day- Dual car spaces downstairs- Ruby complex offers a number of community areas: a swimming pool, BBQ areas, an indoor gym and communal garden

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. If you would like an inspection outside of these times please email us at: alexford@stonerealestate.com.au.

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