

**170/8 Gribble Street, Gungahlin, ACT 2912**



**Sold Apartment**

Monday, 14 August 2023

170/8 Gribble Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 87 m2**

**Type: Apartment**

## Contact agent

Welcome to this generous size 11th floor apartment, perfectly situated in the vibrant "Ruby" development within the Gungahlin Town Centre. Offering a lifestyle of convenience and modern sophistication, this stunning residence is a real surprise package with regards to both the quality of the apartment itself and the magical views on offer. With a range of amenities at your doorstep, this is an opportunity not to be missed for both live in owners or investors alike.

**Location:** Immerse yourself in this prime location which provides ultimate convenience, with supermarkets, specialty retail stores, cafes, restaurants, sporting ovals, aquatic centre, Yerrabi Pond, local parks, light rail terminal and bus interchange all within easy walking distance. Experience the ultimate urban lifestyle right at your doorstep!  
**For investors:** Take confidence from the property being situated in the thriving Gungahlin Town Centre, a highly sought-after area with a strong rental demand. Its central location ensures convenience for tenants, who will have easy access to a wide range of amenities and services. There is already a tenant in place until August 2023, making it a seamless transition into this investment purchase.  
**Features:** This meticulously designed apartment offers a range of exceptional features that will exceed your expectations. Spread across a generous 85m<sup>2</sup> of living space, this residence boasts: \* 2 bedrooms, providing ample space for relaxation and privacy. \* 2 well-appointed bathrooms, ensuring convenience and comfort. \* 2 side-by-side car spaces, providing secure parking for your vehicles. \* 2 lockable storage units in the basement. \* Spacious open plan living and dining areas, perfect for entertaining guests. \* A stunning oversize kitchen with a large breakfast bar, stone surfaces, and an abundance of storage space. \* The kitchen comes equipped with AEG kitchen appliances, including 2 ovens, an electric cooktop, a rangehood, and a dishwasher. \* Easterly aspect to the living areas and main balcony, allowing for an abundance of morning sunshine. \* A generous size main bedroom, providing a peaceful sanctuary. \* Bedroom 2, which is also generous in size, boasts its own private balcony with scenic views. \* Well-appointed bathrooms with modern fixtures and finishes. \* European-style laundry for added convenience. \* Split system reverse cycle heating and cooling with 2 systems in total, ensuring year-round comfort. \* Timber laminate oak flooring to main living areas, providing a stylish low maintenance option  
**Additional Amenities:** As part of the development, residents will have access to common courtyard areas, a pool, and a gymnasium. Enjoy the convenience of luxurious facilities right within your building.  
**Key Figures:** Living area: 85m<sup>2</sup> Balconies combined: 16m<sup>2</sup> Year built: 2020 Don't miss the chance to secure this exceptional apartment in the heart of Gungahlin Town Centre. Contact us today to arrange a viewing.