

402/6 Gribble Street, Gungahlin, ACT 2912

Sold Apartment

Friday, 27 October 2023

402/6 Gribble Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Chris Uren

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\$420,000

Create your ideal lifestyle living in this ultra-convenient location within the vibrant Gungahlin Town Centre within easy walking distance to plethora of local restaurants, clubs, bars, shops, amenities, and the Light Rail nearby to enjoy. Find peace and comfort living in this charming 'Ruby' residence ideal for any first home buyer looking to get their place in the market, a live-in owner seeking to live in this premium location, or an astute investor looking to add to their portfolio, this property is sure to tick all the right boxes to put you on the road to riches. The open plan layout delivers a nice setting for day-to-day living with plenty of space to spread out and relax in comfort. Enjoy the flexible options to create an inviting living space for day-to-day living, as well as a separate dining area for hosting guests in style. The balcony offers an extended space to relax quietly outside or to entertain friends and family. When you're not out experiencing the variety of Gungahlin's finest establishments, the kitchen details a modern texture with a practical layout to cook all those homemade meals to perfection. Fitted with quality AEG appliances and a dishwasher, 40mm stone benchtops, and a copious amount of pantry and cupboard space, this kitchen is sure to make for easy and simple meal preparation. Resonating a peaceful setting to come home to and relax, both bedrooms are well-sized with mirrored sliding wardrobes, with the main bedroom providing direct outdoor access to the balcony for added enjoyment. The bathroom is well-positioned for any resident or guest to use and presents a sophisticated design with full-height tiling, a wall-hung vanity, and a mirrored shaving cabinet. Storage within the property has also been thoughtfully catered for with the European style laundry with an Ariston washer/dryer combo and additional storage space. There is also an enclosed storage shed within the basement car park that allows for further storage space. For larger social gatherings, enjoy the benefits of the outdoor barbecue areas on level 4 and 8 with stunning views of the Gungahlin region and beyond. Coming into the warmer months, the swimming pool in the development will be a much loved amenity for you to enjoy on the evenings and weekends. There is something to enjoy in every direction living within this popular Gungahlin Town Centre. Experience the luxury of living in this desirable location by being within easy walking distance to a long list of venues to keep your social calendar busy. Summary of features: Charming 2-bedroom 'Ruby' residence North facing on level 4 Open plan layout for day-to-day living Entertainer's balcony for outdoor enjoyment Timber flooring in the living/dining area Reverse cycle air-conditioning Window treatments LED lighting Electric instantaneous hot water system Practical kitchen layout stainless with 40mm stone benchtops Quality AEG stainless steel appliances & a dishwasher Plenty of cupboard & pantry space Main bedroom with direct balcony access Second bedroom with a mirrored sliding wardrobe Bathroom with full-height tiling, wall hung vanity unit & a mirrored shaving cabinet European style laundry with an Ariston washer/dryer combo Intercom access Basement car park with an enclosed lockable storage shed Vacant & ready to move into now Outdoor barbecue areas on level 4 & 8 Swimming pool on level 8 with stunning views Located close to: Gungahlin Town Centre Siren Bar & Restaurant Raiders Club Gungahlin Hibberson Street Light Rail Yerrabi Pond Key figures: Living area: 51m² Balcony: 9m² Rates: \$1,502 p.a. (approx.) Land tax (investor's only): \$1,785 p.a. (approx.) Strata: \$3,714 p.a (approx.) EER: 6