

406/6 Gribble Street, Gungahlin, ACT 2912

STONE

Sold Apartment

Friday, 11 August 2023

406/6 Gribble Street, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 115 m2

Type: Apartment



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\$645,000

When entering this stunning 4th-floor apartment, you are immediately drawn to the incredible open-plan flow and abundance of bright natural light through. With its superb aspect, this immaculate apartment will keep you warm in Winter and cool in Summer offering prestigious apartment living. The complex itself provides a gym and great indoor and outdoor entertaining or relaxing areas including a pool, spa pool and Alfresco/entertaining area with a kitchenette and pizza oven. Within easy walking distance to the Light Rail and Gungahlin Bus Interchange as well as having the convenience of a variety of local shops, restaurants, cafes, parks, Yerrabi Pond and Gungahlin Marketplace. It is perfect for those looking for luxury living in the heart of this growing suburb and where every convenience is located at your fingertips! Features Overview:- Single-level floorplan located on the 4th floor- NBN connected with FTTP- Age: 5 years (built in 2018)- Units plan number: 4821- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Ruby- Number of units in development: 188- Strata management: Vantage Strata Sizes (Approx)- Internal Living: 104 sqm- Balcony: 11 sqm- Total residence: 115 sqm Prices- Strata Levies: \$1,299.90 per quarter- Rates: \$381 per quarter- Land Tax (Investors only): \$451.87 per quarter- Conservative rental estimate (unfurnished): \$630 - \$660 per week Inside:- Master suite with walk-through robe and ensuite- Spacious bedrooms all with built-in robes- 3rd bedroom with external access to the balcony - Wool carpets- Main bathroom with large walk-in shower and spacious laundry room- Under-tile heating in both the bathrooms- Light-filled open plan living with glass sliding doors through to the balcony- Modern kitchen with ample bench and cupboard space, stainless steel appliances and breakfast bar- Induction Cooktop - Ducted reverse cycle heating and cooling- Ample storage throughout Outside:- 2 x underground car spaces and storage shed- Balcony that presents more like your very own courtyard that doesn't require glass cleaning and provides more privacy- Ruby complex offers a pool with views over Yerrabi pond plus an alfresco BBQ area and gym.- A garden club that has created a communal garden with herbs etc residents Being the heart of the District, Gungahlin is highly sought after, featuring local kids' playgrounds, multiple schools, shopping centres, daycare 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. However, if you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.