

504/6 Gribble Street, Gungahlin, ACT 2912

Apartment For Sale

Friday, 19 April 2024



504/6 Gribble Street, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 145 m2

Type: Apartment



Guy Allen
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By Negotiation

Please note that the sellers are looking for a quick sale, as they already have their next home interstate under deposit. So, early inspection is recommended, to avoid disappointment. This three-bedroom, ensuite apartment sits on Level 5 of the North Tower in the Ruby complex. It has been lovingly enhanced by the owners, because until recently they had no plans to move any time soon. Additional downlights have been added in the smaller bedroom, which gives this space the flexibility of being a bedroom, a home office, a study, or a hobby room. Some other nice touches are blue-tooth controlled LED strip lighting along the balcony rail, and USB-A charging ports in some of the power points where it makes sense. Veri Shade blinds installed in the lounge room are both stylish and practical, affording both privacy and clever ways of light filtering. They allow plenty of airflow, when the double balcony doors are opened, and add thermal insulation, when the balcony doors are closed. Something you may wish to see for yourself, in order to fully appreciate it, is the Tansel stainless steel pull-out storage in the pantry, under the kitchen sink, and in the walk-in robe. If you are a foodie, or just someone who appreciates smart storage solutions, be warned that you might fall in love with this kitchen. There are loads of features here which you would probably expect in a modern apartment of this size, like mirrored built-in robes, a walk-in robe in the master suite, double glazing throughout, and a waterfall kitchen bench. But, there are some other things here which are less common, like an entry passage, an entrance closet which is perfect for the family shoes or personal shoe collection, no neighbours on one side of the car spaces, and a separate ducted space for a clothes dryer. Both washrooms include floor-to-ceiling tiles, wall-hung vanities, mirrored cabinets for medicines & cosmetics, walk-in-showers, rainfall showerheads, under-floor heating and heated towel rails. The balcony is accessible both from the lounge room as well as one of the bedrooms. The pleasant shape of the balcony is accentuated by the wrap-around glass balustrade. Enjoying a view of Yerrabi Pond and parkland and lots of morning sunshine, this is a balcony which is certain to get plenty of use. The Ruby complex has some very attractive, resort-style amenities, including several rooftop areas which are also bookable for private functions, a well-appointed gym, several rooftop gardens with barbecues, pizza ovens and outdoor kitchens, as well as a swimming pool with a view, all for the exclusive use of residents and their invited guests. Secure, lock-up car parking is provided in the building basement. Pets are allowed in apartments but not in common areas. This is certainly a very pet-friendly environment. Located in Canberra's most vibrant and well-connected town centre, this lovely unit is easy walking distance to the light-rail terminus, chic eateries, public library, College, Bunnings, shopping malls & supermarkets, several outlet stores & medical centers. Inclusions: • Linen closet • AEG dishwasher • dog flap/pet door • European laundry • Large fridge alcove • High ceilings (2.55m) • FTTP NBN connected • 2 x 600mm AEG ovens • 40mm stone benchtops • 900mm AEG Induction cooktop • Soft close drawers & cupboards • Two lockable basement storage sheds • Fujitsu ducted heating & cooling, serviced annually • sheer curtains, black-out drapes, Veri Shades & flyscreens Total space size: 145 sqm Internal living: 104 sqm Balcony: 11 sqm Do not miss this one. Call us now before its too late.