

**703/2 Gribble Street, Gungahlin, ACT 2912**



**Sold Apartment**

Monday, 14 August 2023

703/2 Gribble Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 59 m2**

**Type: Apartment**



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**\$445,000**

How important to you is your privacy? Increasingly, many developments are being built where apartments look directly into, and are overlooked by, numerous other apartments. There simply is no privacy, leading to a feeling of living in a goldfish bowl. It is SO refreshing to walk into Apartment 703 in "Jade" and to NOT see other apartments looking in. Instead, you'll see a beautiful view of parklands, a gorgeous lake and a background of hills and mountains. The view is inspiring and you'll never tire of looking at it. The solar orientation means the apartment gets plenty of natural light and, in winter - when the sun is lower in the sky - sunshine streams into the apartment. In summertime the sun is more overhead, enabling the sizable entertaining balcony to provide natural shade. Perfect! Jade is ideally located between the bustling Gungahlin town centre - with all its shops, cafes, bars, clubs and the light rail to the city - in one direction and the recreational parks surrounding gorgeous Yerrabi Pond in the other. So whether your needs are business, social, recreational or retail, you will be adequately catered for nearby. The building offers a range of convenient amenities, including 2 rooftop barbecues and 2 pizza ovens along with multiple picnic tables to sit and enjoy the glorious view. Lower in the building, there's also an excellent gym and a multi-lane swimming pool. In the complex there are several commercial businesses providing a range of useful services, such as a pizza and kebab shop, a laundromat, a chicken shop, a fresh food market, a beauty salon, and others. Located on the 7th floor, this lovely apartment offers 2 well segregated bedrooms, both with built-in wardrobes. The main bedroom opens directly onto the roomy entertaining balcony with commanding views. The open plan living, dining and kitchen area also opens onto the balcony, sharing the magnificent views and promoting an indoor/outdoor lifestyle. There is carpet to both bedrooms and easily maintained, timber look, vinyl plank flooring to the living areas. The window treatments are a combination of both sheer and block-out blinds. The modern kitchen features quality AEG stainless steel appliances including oven, cooktop and dishwasher and there is ample food preparation space on the thick, stone benchtop. There is also a handy Ariston combination washer/dryer in the separate laundry. In the bathroom there is a large shower, a wall-hung vanity and floor to ceiling wall tiles. The family car gets its own allocated, numbered car space in the secure basement garage where there is also a good-sized, allocated, numbered, lock-up storage facility. The apartment also has an intercom system offering convenient remote access to the front door and lifts. This well located, well designed, well constructed and perfectly oriented apartment will ideally suit both live-in owners and investors. It will be sold vacant, but if an investor is the lucky buyer it will be expected to rent for \$470 to \$480 per week. Whatever your status, you will love this apartment and its location. It is head and shoulders above the competition.

**Summary:** Ideal location between Gungahlin town centre and Yerrabi Pond recreation parks  
Great solar aspect  
Private orientation, not overlooked by other apartments  
Sensational lake and mountain views  
Very good design with open plan living  
Sizeable entertaining balcony off living areas & bedroom  
2 segregated bedrooms, both with large, mirror door, built-in robes  
Modern kitchen with quality AEG stainless steel appliances  
Separate laundry with Ariston washer/dryer  
Quality fittings and finishes throughout the apartment  
Robust, stone kitchen benchtop  
Easy care, timber look, vinyl plank flooring to living areas  
Carpet in both bedrooms  
Intercom with front door and lift access  
Roof-top entertaining area with 2 barbecues, 2 pizza ovens, & several picnic tables  
Fully equipped gym & multi-lane swimming pool  
Allocated, numbered car space & storage facility in the secure basement garage  
Secure access within the building to the parking garage  
A range of handy commercial services available in the building  
Close to light rail network to city centre

Approximate running costs:  
Rates: \$356.92 per quarter  
Water: \$175.56 per quarter  
Strata: \$700.00 per quarter  
Land Tax: \$407.59 per quarter (only if rented)