

**704/8 Gribble Street, Gungahlin, ACT 2912**

LUTON

**Unit For Sale**

Saturday, 2 March 2024

704/8 Gribble Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Annelies Bindley  
0475594779

**\$450,000**

Situated in the heart of vibrant Gungahlin, this spacious and immaculate one bedroom apartment with a large study will be the envy of all those who miss out. Welcome to the Ruby Complex. With convenient lift access directly to the seventh floor, this easy to maintain and immaculate 58m<sup>2</sup> apartment must be inspected. The floor to ceiling windows allow an abundance of natural light to filter into the open plan kitchen and living area, with direct access onto a private balcony. The well sized bedroom complete with built in wardrobes is an attribute to the residence. The property has a separate study or second room, ideal for your home office. With two windows built in from the kitchen, it allows for light to stream in. When your work is finished for the day, simply close the door and disconnect. The sleek and contemporary bathroom has a well sized shower and ample space for the washing machine. Unwind from work on a hot summers day and enjoy the resort style roof top pool, equipped with an entertaining area and gym. For all your daily needs the apartment is located within a short walk from the vibrant Gungahlin Market place, the light rail, and so much more. The property is currently tenanted with a weekly rent of \$500/week. What an opportunity to secure your first home or investment property in the desirable Ruby Complex. Features: 58m<sup>2</sup> approx. living area 1 allocated car park in basement 1 bedroom with floor to ceiling windows Large study or guest room Large balcony approx. 9m<sup>2</sup> Spacious modern bathroom Intercom access Built-in storage Reverse-cycle air conditioning Swimming pool for residence to enjoy Gym Shops, schools, parks & oval close by Gungahlin Market place within a short walk Gungahlin Place light rail stop a few minutes walk Property Features: Construction: 2020 EER: 6 Stars Rates: \$368.38 approx. p.q Strata fees: \$742.80 approx p.q Land tax: \$436.19 approx. p.q Currently rented for: \$500/Week