

**707/8 Gribble Street, Gungahlin, ACT 2912**



**Sold Apartment**

Friday, 11 August 2023

707/8 Gribble Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 67 m2**

**Type: Apartment**



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**\$430,000**

You've now trawled through the images in this home more times than we've had new Prime Ministers in the past decade, and you're hooked. It's okay. I understand why. This uber contemporary home offers a clean and balanced approach to optimising design and space. I mean, what's not to love about an immaculately presented home only 3 years young with timber flooring, ducted heating/cooling and an open plan kitchen? Maybe it's also because of the very functional floor plan, segregated bedrooms, modern fixtures and fittings, extra storage, a convenient car park close to the lift.... It's ticking every single box you never even knew you needed, but now are madly in love with. You'll also be happy to know you're oh so close to Yerrabi Ponds and within the Gungahlin Town Centre. It's perfect for any lifestyle, whether working hard and relaxing of an evening, entertaining friends & family or enjoying a barbeque and quiet drink as the sun sets at the residents entertainment deck with pool and BBQ area, this pad is THE place to do it without compromise. Honestly, you can't ask for much more. Do yourself a favour and put this place top of your must-see list. Figures (approx): - Living size: 58m<sup>2</sup> - Balcony: 9m<sup>2</sup> - Strata (admin fee + sinking fund): \$2,971pa - Year of construction: 2020 - EER 6

Features: - Ducted reverse cycle heating and cooling (this was an upgrade many other apartments don't have) - Open plan kitchen, stainless steel appliances, stone benchtop & breakfast bar - Timber flooring throughout living areas - Carpets in bedrooms - European laundry = no wasted space - Double glazed windows - LED lighting - All bedrooms with built in robes - Intercom & lift access - Inground swimming pool - Well-equipped gymnasium - Common outdoor spaces with BBQ, pizza oven & picnic tables - High-quality finishes & fittings throughout - Private balcony accessible from main bedroom & living room - Bathroom with floor-to-ceiling tiles, generous storage & second laundry sink

Location according to Google Maps (approx): - Situated within Gungahlin Town Centre - 100m to bus stops - 100m to childcare centre next door - 150m to restaurants and fast food - 350m to Gungahlin Marketplace - 400m to Yerrabi Pond District Park and skatepark - 650m to Light Rail stop in the Town Centre