

**711/2 Gribble Street, Gungahlin, ACT 2912**

**McIntyre**  
PROPERTY

**Sold Apartment**

Friday, 11 August 2023

711/2 Gribble Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 61 m<sup>2</sup>

Type: Apartment

**\$422,500**

If you're looking for your first home, to downsize or an investment this fantastic, two-bedroom apartment is sure to please. With its naturally lit open plan living area that flows seamlessly out to the balcony, built-in robes to both bedrooms and private balcony access from the master bedroom, wonderful views that sweep out to Black Mountain tower and beyond plus fantastic amenities in the complex, all the boxes are ticked with this fabulous apartment. Conveniently located just minutes from Gungahlin Marketplace for all your shopping, dining, entertainment, medical and fitness needs, plus more! You also have access to the tram or the bus to take you into the city for work, saving on parking, petrol and the headache of traffic. Convenience at its best! Features Include: • Location, location, location! • Walking distance to shopping, dining, medical, entertainment and more • Access to the tram taking you straight into the city • Level 7 • Built-in robes to both bedrooms • Dishwasher • Reverse cycle split system • Private balcony • Lift access • Intercom • Swimming pool & gym in the complex • Linen/laundry cupboard • 1 car space with storage cage • Top floor entertainment area with BBQ & Pizza oven

**Outgoings & Property Information:** Living size: 61 sqm Block size: 2193 sqm UCV: \$31,122 Rates: \$1,062 per annum Body Corporate fees: \$2,800 per annum Land tax (if rented): \$1,630.36 per annum Expected rent: \$500.00 per week Year Built: 2019 EER: 6.0

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