

**1201/2 Gribble Street, Gungahlin, ACT, 2912**

STONE

**Apartment For Sale**

Friday, 1 November 2024

1201/2 Gribble Street, Gungahlin, ACT, 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Vacant and ready to move into!

A fantastic opportunity to secure your position in one of Gungahlin's most popular precincts, 1201/2 Gribble Street truly does offer a lifestyle of ultra convenience and quality living.

Just a minute's drive or a short walk from Gungahlin Town Centre, residents enjoy close proximity to all the shops, restaurants, transport options (including the Canberra Light Rail for access to the City), schools and other amenities. Along with the outdoor activity options from nearby reserves, lakes, and walking paths, this immaculately maintained apartment is ideal for those looking for a savvy investment, first home or downsize.

### Features Overview:

- Single level floorplan
- NBN connected with Fibre to the Premises
- EER (Energy Efficiency Rating): 6.0 Stars

### Sizes (Approx.)

- Internal Living: 64sqm
- Balcony: 9sqm
- Total residence: 73sqm

### Prices:

- Strata levies/Community title: \$876.05 per quarter
- Rates: \$389 per quarter
- Land Tax (Investors only): \$474.14 per quarter
- Conservative rental estimate (unfurnished): \$500-\$520 per week

### Inside:

- Open plan living/dining area
- Kitchen with quality appliances, 40mm benchtop
- Two bedrooms with built in robes
- Main bathroom with floor to ceiling tiles
- European laundry space
- Split system to living area
- Quality window furnishings throughout

### Outside:

- Balcony from living-dining area
- Access to complex amenities including pool, gym and rooftop gardens

### Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au)

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