

1312/2 Gribble Street, Gungahlin, ACT 2912

STONE

Apartment For Sale

Wednesday, 26 June 2024

1312/2 Gribble Street, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 86 m2

Type: Apartment



Sam Dyne
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\$530,000 - \$560,000

Claim your modern lifestyle of comfort and convenience with this stylish apartment just outside of Gungahlin Town Centre in the vibrant region in Northern Canberra. Welcome yourself into your open-plan living area that offers a perfect blend of relaxation and entertainment, bathed in natural light for a bright and feel-good day-to-day. This welcoming space smoothly integrates the living, dining, and kitchen areas, making it ideal for everything from hosting social gatherings, focus time or enjoying quiet evenings at home. The kitchen is designed for both functionality and aesthetics, allowing you to cook while staying connected with guests or family. Its efficient layout ensures that meal preparation is easy and enjoyable, contributing to your overall convenience at home with everything at your fingertips. Within the Jade complex, residents enjoy a number of convenient and relaxing amenities, including a 20m resort-style swimming pool, a sun deck and rooftop alfresco dining amongst lush gardens. An indoor gym is also available, offering a high-class apartment experience for any occasion. Complete your urban experience in a central location sitting next to the Gungahlin Town Centre, providing access to an abundance of shops, cafes, restaurants, transport options (including the Canberra Light Rail), schools and other amenities. Combined with the outdoor activities like lakes and parks nearby, enjoy the fantastic, well-rounded lifestyle which the area of Northern Canberra has for you.

Features Overview:- 13th floor apartment- Single level floorplan- Located near Gungahlin Town Centre for shops, cafes, restaurants, transport options (including the Canberra Light Rail), schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 3 years (built in 2021)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 74 sqm- Balcony: 12 sqm- Total residence: 86 sqm Prices:- Strata levies/Community title: \$1,051 per quarter- Rates: \$382 per quarter- Land Tax (Investors only): \$419.76 per quarter, approx.- Conservative rental estimate (unfurnished): \$560 - \$580 per week

Inside:- Open-plan living dining area- Modern kitchen with dual AEG ovens, cooktop, dishwasher and 40mm stone waterfall bench tops- Abundant natural light throughout- Ensuite to bedroom 1 with dual basins and spacious walk-in shower- Both bathrooms benefit from natural light and ventilation- Ample storage space throughout- Timber hybrid flooring- European laundry with Fisher & Paykel dryer- Reverse cycle heating/cooling in living room + master bedroom

Outside:- Apartment-wide balcony accessible from living area- Rooftop gardens with multiple BBQ's and seating options- Pool- Gym- Side-by-side underground secure carparks + storage cages

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: samdyne@stonerealestate.com.au. Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.