

**1702/6 Gribble Street, Gungahlin, ACT, 2912**

STONE

**Apartment For Sale**

Wednesday, 28 August 2024

1702/6 Gribble Street, Gungahlin, ACT, 2912

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## ●TOP FLOOR PENTHOUSE●

### A WORD FROM OUR SELLERS;

"Waking up in this penthouse feels like a daily dose of magic. Every morning starts with stunning views, best enjoyed with a cup of coffee in hand. In the evenings, there's nothing quite like watching the sunset with a glass of wine, the sky glowing in shades of orange and pink.

The floor-to-ceiling windows flood the space with warm sunlight in winter and spring, while the smart design keeps it naturally cool in summer. The wrap-around balcony, accessible from every room, offers 270-degree views-from Yerrabi Pond to the distant hills-and is perfect for soaking in sunrises, sunsets, and the twinkling lights of Gungahlin at dusk.

The open-plan living area is cosy yet spacious, ideal for both relaxing and entertaining. One of our favourite spots is the media room, which pulls triple duty as a home office, music room, and movie theatre.

Living here means everything is within easy reach. The light rail is just a short walk away, making commuting a breeze, and Gungahlin Town Centre-with its cafes, bars, and shops-is only five minutes on foot. For a quick escape into nature, Yerrabi District Park and Pond are just over the road, perfect for daily walks, picnics, or a bit of fresh air. Mulligan's Flat reserve is also within walking distance if you really want to feel like escaping the hustle and bustle of the town centre.

This penthouse isn't just a home; it's where we've savoured the best moments of life."

Living: 137sqm

Balcony: 34sqm

Total: 171sqm

- ☑Secure lift access, located on level 17 with an intercom
- ☑Kitchen complete with quality appliances, twin ovens, electric cooktop and stone bench tops
- ☑Open plan living and dining area with balcony access
- ☑Wrap around balcony and glass balustrade with access from every bedroom amazing for watching the sunrise or sunset.
- ☑Sunny North aspect, showcasing beautiful views of Yerrabi Pond and beyond
- ☑Double-glazed windows and sliding doors
- ☑Beautiful timber-look flooring throughout living areas, and carpeted bedrooms
- ☑Spacious sunny bedrooms, all with built-in robes
- ☑Large master bedrooms with views towards Yerrabi Pond, built-in robes, and an ensuite complete with underfloor heating and a heated towel rail
- ☑Sleek main bathroom with floor-to-ceiling tiles, heated floors and heated towel rail
- ☑Large multipurpose room, perfect for use as media room, study or hobby room
- ☑Substantial storage cupboards in the entry hallway
- ☑Separate laundry with extra cupboard space and combined washer dryer
- ☑Zoned ducted reverse cycle heating and cooling
- ☑Roller blackout blinds and sheers throughout, and additional light filtering roller blinds in living area and main bedroom
- ☑Downlights throughout
- ☑Continuous flow hot water
- ☑Pet friendly complex with swimming pool and well-equipped gym
- ☑Alfresco common areas with views, BBQs, pizza ovens and seating
- ☑Secure basement parking with two side-by-side spots and three storage cages
- ☑Ultra convenient location, with shopfronts on the ground floor of the complex and easy access to the vibrant Gungahlin Town Centre, the light rail, a range of public transport options, shops, schools, and Yerrabi Pond

Rates: \$1,440.42 per annum (approx.)

Land tax: \$1,805.32 per annum (approx.)

Body corporate: \$7,100.60 per annum (approx.)

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