

**708/2 Gribble Street, Gungahlin, ACT 2912**

STONE

**Apartment For Sale**

Wednesday, 26 June 2024

708/2 Gribble Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 71 m2**

**Type: Apartment**



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**\$449,000+**

Immerse yourself in modern charm, convenience and functionality with this two-bedroom apartment in central Gungahlin in the lively cosmopolitan Jade complex. Inside, the combined dining and living area greets you with its bright design and stylish decor, offering a flexible space for both daily living and entertaining. A vibrant atmosphere welcomes you into your well-appointed apartment. A logical, open-plan abode featuring your balcony-facing living space, floor-to-ceiling windows and a sleek design for you to furnish and design to your heart's content. With ample storage space throughout and a kitchen beside your living area, all your amenities are conveniently located at your fingertips so your daily routine is as seamless as possible. Just a minute's drive or a short walk from Gungahlin Town Centre, residents enjoy ground-floor 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, 708/2 Gribble Street provides a fantastic the easy, peaceful and convenient urban living experience that North Canberra has to offer. Features Overview:- South-east facing- Single level floorplan- Located in Gungahlin Town Centre for shops, cafes, transport options (including the Canberra Light Rail into the City), restaurants 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: 62 sqm- Balcony: 9 sqm- Total residence: 71 sqm Prices:- Strata levies/Community title: \$876.05 per quarter- Rates: \$374 per quarter- Land Tax (Investors only): \$413.76 per quarter, approx.- 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 heated towel rails and under-tile heating- 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). 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.