

**905/6 Gribble Street, Gungahlin, ACT, 2912**

STONE

**Apartment For Sale**

Friday, 9 August 2024

905/6 Gribble Street, Gungahlin, ACT, 2912

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Perfect Blend Of Modern Living And Convenience In Central Gungahlin

Experience the perfect blend of modern living and convenience in this contemporary two-bedroom apartment located in the reputable Ruby apartment complex. The open-plan design invites natural light to fill the space, creating a bright and welcoming atmosphere. The sleek kitchen flows seamlessly into the living and dining areas, making it ideal for both everyday living and entertaining guests.

Each bedroom offers a private retreat with ample storage, and the two well-appointed bathrooms ensure ease to your daily routine. With all your amenities at your fingertips, this abode is ready to support all of your lifestyle needs.

Residents of the Ruby apartment complex are treated to an array of exclusive resort-style amenities. The rooftop sanctuary offers BBQ facilities and a 20m communal swimming pool, while a lush communal garden and a well-equipped indoor gym ensure every aspect of upscale apartment living is catered to for your enjoyment.

Convenience is at your doorstep with secure parking and easy access into to the Gungahlin Town Centre. Whether you're heading out for a day of shopping, dining at nearby restaurants, or enjoying a leisurely stroll in the park, everything you need is within reach. Embrace a lifestyle of ease and sophistication in this thoughtfully designed apartment, perfect for modern living in Northern Canberra.

### Features Overview:

- East facing
- Single level floorplan
- Located 650m from Gungahlin Town Centre for shops, restaurants, schools, transport options (including the Canberra Light Rail) and other amenities
- NBN connected with Fibre to the Premises (FTTP)
- Age: 4 years (built in 2020)
- EER (Energy Efficiency Rating): 6.0 Stars

### Sizes (Approx.)

- Internal Living: 77 sqm
- Balcony: 14 sqm
- Total residence: 91 sqm

### Prices:

- Strata levies/Community title: \$1,331.35 per quarter
- Rates: \$398.54 per quarter
- Land Tax (Investors only): \$489.88 per quarter
- Conservative rental estimate (unfurnished): \$550-\$580 per week

### Inside:

- Shared living-dining area at entry
- Parallel kitchen layout
- Ensuite to bedroom 1
- European laundry
- Ample storage space throughout
- Split system heating and cooling to living area

### Outside:

- Balcony from living area

Being the heart of the District, Gungahlin is highly sought, featuring local kids playgrounds, multiple schools, shopping

centres, day care and an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi, commuting to the city is a breeze with easy access to the light rail network.

**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: [alexford@stonerealestate.com.au](mailto:alexford@stonerealestate.com.au).

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