

**905/8 Gribble Street, Gungahlin, ACT 2912**

**Apartment For Sale**

Friday, 5 April 2024



905/8 Gribble Street, Gungahlin, ACT 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 81 m2**

**Type: Apartment**



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**\$450,000+**

Here is an opportunity for First Home Buyers, Downsizers and Investors to buy a wonderful apartment with amazing views. This spacious apartment feature plenty of space and enjoyable lifestyle in the Gungahlin Town Centre. A light filled open living and dining area with good size balcony for entertainment and an easy connected layout makes this apartment an attractive opportunity for those looking to use their rent money towards their own property home loan repayments. This inviting modern apartment is rather exceptional with large floor to ceiling double-glazed windows throughout let in plenty of natural light. A functional and well-appointed kitchen is open planned and features stainless steel appliances, induction cooktop, oven, dishwasher and stone benchtops. There are two proper rooms with built-in robes. The main bedroom has access to private balcony, perfect for a morning tea or coffee to enjoy the sunrise and both rooms are serviced by an appealing modern bathroom for daily convenience. This amazing apartment comes with a European laundry and reverse cycle heating and cooling system for year-round comfort. A single secure car parking space with a storage cage completes the picture for daily convenience. An easy-care property suited for a range of people be it singles, small families, downsizers or investors. The Ruby complex itself boasts a 20m rooftop swimming pool and well-equipped indoor gym, lush gardens and BBQ's for shared use, intercom access and restricted access to undercover carparking. The best of Gungahlin on offer within walking distance, including food and drinks, shopping, and even parks and grasslands, this apartment is perfectly positioned to give you a desirable lifestyle. Thanks to heaps of nearby public transport options and access to main roads, you'll be as connected as ever to anything else you might need. This inviting modern apartment is rather exceptional and inspection is strongly recommended. Do not miss this amazing apartment, call us now to view before it's too late. Total Space = Living + Balcony + Car Space + Storage = 81 sqm Property Features Include: Double glazed windows Sunny aspect with plenty of natural light Good size living & dining areas Modern kitchen with quality stainless steel appliances Two rooms with built-in robes Modern bathroom with quality fixtures & fittings Reverse cycle air-conditioning system High speed NBN Connected Parking space with storage cage Well-equipped gym, rooftop pool, lush gardens and BBQ area Minutes' walk to the Yerrabi Pond District Park Short stroll to the Gungahlin Town Centre Light rail station at short walking distance Within 10 minutes' drive to Belconnen & Canberra Uni Within 15 minutes' drive to the Canberra CBD Rental assessment is \$500 to \$510 per week ( investors only ) This modern apartment is rather exceptional and inspection is strongly recommended. Do not miss this amazing apartment, call us now to view before it's too late.