

**908/6 Gribble Street, Gungahlin, ACT, 2912**



**Apartment For Sale**

Thursday, 1 August 2024

908/6 Gribble Street, Gungahlin, ACT, 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Fabulous Beginnings Start at Ruby

Perfect for First Home Buyers, Downsizers, and Investors!

Welcome to this modern and stylish 2-bedroom apartment located in the heart of Gungahlin situated in the Ruby Complex.

This property features a spacious open plan living and dining area that is perfect for entertaining guests, while the sleek kitchen boasts stainless steel appliances and ample storage space. The bedrooms are spacious and offer plenty of natural light, creating a cozy and inviting atmosphere.

Both bedrooms are generously sized and offer built-in wardrobes for added convenience.

Additional features of this property include a single garage space, perfect for secure parking or extra storage.

Located just moments away from Gungahlin Town Centre, restaurants, and public transport, this apartment offers convenience and comfort in one.

Don't miss out on the opportunity to make this property your new home.

### Property Features:

- + 2 Bed - 1 Bath - 1 Car
- + Currently rented for \$525 pw
- + 2 spacious bedrooms fitted with built-in robes
- + Reverse cycle air conditioning
- + Modern bathroom
- + European laundry
- + Secured single car park with storage cage

### What's Nearby:

- + Gungahlin Marketplace
- + Gungahlin College
- + Gungahlin Leisure Centre
- + Gungahlin Light-Rail & Bus interchange
- + Yerrabi Pond
- + Gungahlin Lakes Golf Club

### Building Features:

- Rooftop Pool (25m)
- Outdoor BBQ area
- Well-equipped indoor gym
- Additional guest parking & ample street parking

### Property Information:

- + Year built: 2020
- + Floor Area: 50 m<sup>2</sup>
- + EER 6.0
- + Rates: \$367.00 pq
- + Strata: \$887.60 pq
- + Land Tax: \$431.44 pq