

**507/8 Gribble Street, Gungahlin, ACT, 2912**



**House For Sale**

Thursday, 15 August 2024

507/8 Gribble Street, Gungahlin, ACT, 2912

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Fabulous Beginnings await 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.

### Key Features:

- + 2 spacious bedrooms fitted with built-in robes
- + Reverse cycle air conditioning
- + Double glazed windows & doors
- + Secure single car park
- + Secured storage cage
- + Year built 2020
- + Total floor area 58sqm
- + EER 6.0

### Building Features:

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

### Outgoing Costs (approx.):

- + Rates: \$268.00 p/q
- + Strata \$707.00 p/q
- + Land Tax \$450.00 p/q (Investors only)

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