

**806/2 Gribble Street, Gungahlin, ACT, 2912**

STONE

**Apartment For Sale**

Wednesday, 18 December 2024

806/2 Gribble Street, Gungahlin, ACT, 2912

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Stylish and Light-Filled Apartment in the Heart of Gungahlin

Step into a home that combines comfort, style, and effortless living in the heart of Gungahlin. The spacious master bedroom offers a tranquil retreat, complete with a built-in robe and private ensuite, perfect for unwinding after a busy day. Two additional bedrooms, including built-in robes, provide versatility and space for family, guests, or even a home office.

The well-appointed bathroom has been thoughtfully designed to blend practicality with modern elegance. The open-plan living and dining area is bathed in natural light, creating an inviting space to relax or entertain, with sliding doors that seamlessly extend to the balcony your sanctuary in the sky.

The modern kitchen, complete with a breakfast bar, is perfect for whipping up meals while still being part of the conversation. Two dedicated car spaces add convenience, making this home as practical as it is beautiful.

Outside, the generous balcony invites you to create memorable moments with friends and family, from cosy evenings to lively gatherings.

Nestled in vibrant Gungahlin, this home places you just moments from shops, cafes, and parks, offering the perfect blend of city convenience and serene suburban living.

### Features Overview:

- Single level floorplan on level 8
- Double glazed windows
- NBN connected with FTTP
- Age: 4 years (built in 2020)
- Units plan number: 13397
- EER (Energy Efficiency Rating): 6 Stars

### Development Information:

- Name of development: Jade
- Number of buildings in development: 173
- Strata management: Vantage Strata

### Sizes (Approx)

- Internal Living: 83 sqm
- Balcony: 9 sqm
- Total Residence: 92 sqm

### Prices

- Strata Levies: \$1178.2 per quarter
- Rates: \$353.58 per quarter
- Land Tax (Investors only): \$438.89 per quarter
- Conservative rental estimate (unfurnished): \$630-\$650 per week

### Inside:

- Spacious master bedroom with built-in robe and private ensuite
- Additional bedrooms including built-in robes
- Well-appointed bathroom, designed for comfort and practicality
- Open-plan living and dining area, seamlessly connecting to the balcony through sliding doors
- Modern kitchen with a breakfast bar, perfect for casual dining or entertaining
- Ducted reverse cycle heating and cooling with 2 x vents

Outside:

- Two dedicated car spaces and storage cage located on level B1
- Spacious balcony, ideal for relaxing or entertaining with friends and family
- Complex amenities include a pool, gym and BBQ area

As the heart of the District, Gungahlin is highly sought after, offering local playgrounds, multiple schools, shopping centres, and daycare facilities. Residents enjoy a variety of amenities, including cafes, restaurants, and supermarkets like Woolworths, Coles, and Aldi. Commuting to the city is effortless, thanks to easy access to the light rail network.

Inspections:

We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

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