

## Gungahlin, 804/6 Gribble Street

### 3 Bedroom Unit in the Ruby Complex

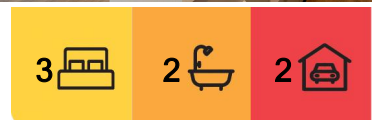
Please complete the online application form and pre-qualified applicants will be invited to view the property.

- Open plan living and dining
- Kitchen with induction cooking, dishwasher,
- Three bedrooms, master bedroom has a walk in robe and built in robes in the other bedrooms.
- 2 bathrooms
- Split system reverse cycle air conditioning, NBN ready
- Balcony with views
- 2 car spaces in resident restricted parking plus storage cage

In the Ruby complex, you will enjoy the lifestyle on offer that includes exclusive rooftop terrace with seating areas, barbecues and pizza ovens. There is a 20m outdoor pool and a



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/35DEGCY](http://ljhooker.com.au/35DEGCY)

**Contact**  
**Lyn Fairweather**  
0402 477 950  
[lyn.fairweather@ljhooker.com.au](mailto:lyn.fairweather@ljhooker.com.au)

**EER** ★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

residents gym. The complex also has a rooftop garden area that can be booked by residents for private parties and dinners. Enjoy living within walking distance to Gungahlin town Centre with supermarkets, restaurants, public transport, public library and more.

With quality fixtures and finishes throughout, this unit features open plan kitchen, living and dining, the kitchen with induction cooking and dishwasher. The living opens to the balcony extending the space of the home. The main bedroom has walk in robe and the other two bedrooms both have built in robes, the second bedroom also opens to the balcony. The unit is NBN ready and there is split system reverse cycle air conditioning in the living and there is double glazing for extra comfort and noise reduction. There is are two car spaces in the restricted parking plus storage cage with lift access from the basement.

This property is exempt for the minimum ceiling insulation standards.

EER: Unless an EER is stated, there is no current EER available.

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at the premises. Consent must be provided in writing before any pets are at the premises.

TO ARRANGE AN INSPECTION PLEASE:

1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead. Alternatively call the office on 6213 3999 to book an appointment.

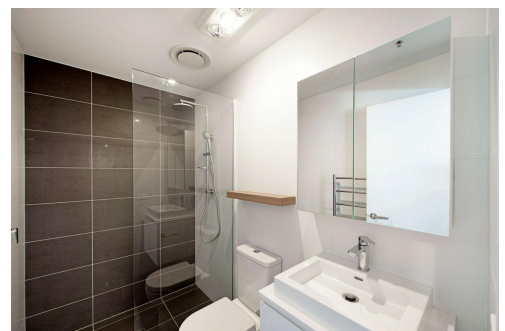
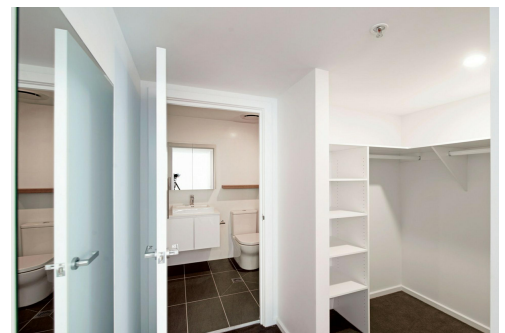
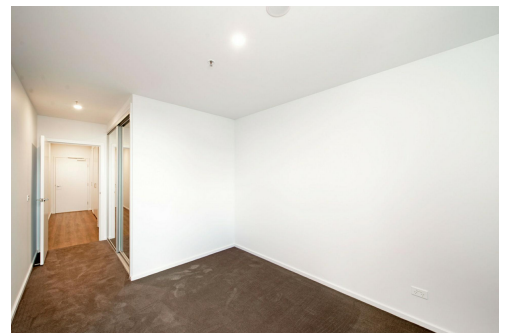
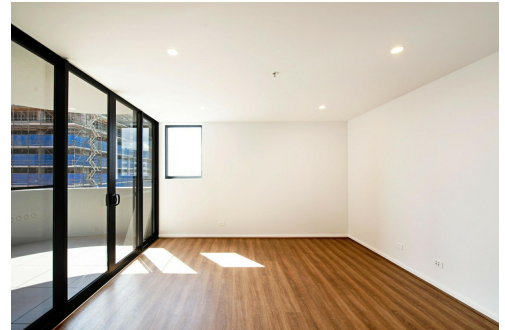
Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided.

## More About this Property

Property ID	35DEGCY
Property Type	Apartment

**Lyn Fairweather 0402 477 950**  
Director Property Management | [lyn.fairweather@ljhooker.com.au](mailto:lyn.fairweather@ljhooker.com.au)

**LJ Hooker Gungahlin (02) 6213 3999**  
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912  
[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

## Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

**LJ Hooker** Gungahlin

804/6 Gribble Street, Gungahlin

**LJ Hooker**

**LJ Hooker Gungahlin**  
(02) 6213 3999

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.