

1006/2 Gribble Street, Gungahlin

A view worth BUYING !

Positioned on Level 10 of the Jade development, this spacious 3brm apartment enjoys beautiful, elevated views across Yerrabi Pond and the surrounding reserve. It's the kind of outlook that immediately catches your attention and creates a real sense of openness that's rarely found in apartment living.

With a large 86qm of internal living, the open-plan design provides generous living and dining spaces that flow effortlessly onto the balcony, allowing you to make the most of the picturesque outlook whether you're entertaining friends or simply unwinding at the end of the day.

The kitchen has been thoughtfully designed with a large Caesarstone island bench, breakfast bar, double oven, induction cooktop, ducted rangehood and plenty of storage, making it equally suited to everyday living and entertaining.

All three bedrooms are well proportioned with built-in robes, while the main bedroom enjoys the added convenience of a private ensuite. Timber-look flooring through the living areas, carpet to the bedrooms, ducted heating and cooling, and double glazing complete a home that is both comfortable and low maintenance.

3 2 2

FOR SALE
$495,000 - $525,000

VIEW
Sat 7th Nov @ 12:30PM - 1:00PM

AGENTS
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AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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.

Completed in 2021 by Reputable - POD Projects and built by Core Development.

Residents enjoy exclusive access to an outdoor swimming pool, gym, rooftop gardens, BBQ areas and pizza ovens.

Located directly opposite Yerrabi Pond, you'll have kilometres of walking and cycling trails, open green spaces and one of Gungahlin's most picturesque recreational areas right on your doorstep. Gungahlin Town Centre, cafés, restaurants, supermarkets and the light rail are all within easy walking distance, offering the perfect balance of lifestyle and convenience.

Whether you're searching for your next home or a quality investment, this apartment combines generous proportions, quality finishes and an outlook that you'll never tire of.

The essentials-
- Level 10
- Three bedrooms | Two bathrooms | Two side-by-side car spaces
- 91sqm of internal living plus 8sqm balcony
- Open-plan living and dining
- Caesarstone kitchen with island bench and breakfast bar
- Induction cooktop and double oven
- Ensuite to main bedroom with underfloor heating
- Built-in robes to all bedrooms
- Timber-look flooring to living areas
- Ducted heating and cooling
- Double glazing throughout
- Storage cage

Building amenities
- Outdoor swimming pool
- Gym
- Rooftop gardens
- BBQ and pizza oven areas

The numbers
- Living: 89sqm
- Balcony: 8sqm
- EER: 6

Body Corporate: $1,155.94 per quarter. (approx.)
Rates: $432.01 per quarter. (approx.)
Land Tax (investors): $543.00 per quarter. (approx.)
Rental Estimate: $680—$700 per week

EER ★★★★★★

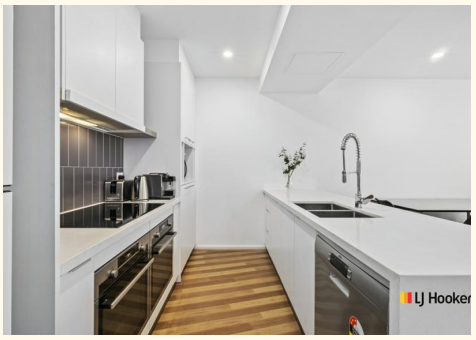
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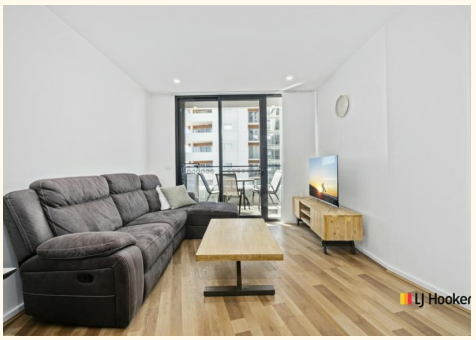
LJ Hooker

MORE DETAILS

Property ID	374ZGCY
Property Type	Apartment
House Size	86 m2
Land Area	2193 m2
EER	6
Including	Air Conditioning











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