



Gungahlin, 101/2 Gribble Street

Buyers Guide \$519,000+

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For Sale
\$529,000+

View
[ljhooker.com.au/34T9GCY](https://l.jhooker.com.au/34T9GCY)

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What are the pain points of apartment living? Car is usually far from home, travelling in elevators, no easy access downstairs, and you don't know your neighbours. I know this is a peculiar way to start an apartment ad, but please read on for a surprise.

The Jade complex (developed by POD Projects and built by Core Development) is a corner complex completed in 2021, with 174 dwellings. Apartment 101/2 Gribble is the only one with this unique floor plan.

Located on Level 1, this light-filled, 2-bedroom corner apartment enjoys both North and East light, letting you make the most of the space.

To access your new home, you have two options: the side-by-side car park, also on Level 1, just steps from your backdoor. No neighbourly chit-chat - just park, grab your keys, and head in. Alternatively, the front door is on Gribble Street. With a secure, reinforced door,

EER ★★★★★★



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friends and family don't need to buzz in (although you have that option). They can simply knock and come upstairs.

The apartment was originally bought to live in, and you can tell. With sheer curtains, thick material curtains on pulleys in the main area, and Watson Honeycomb blinds in the bedrooms, you can block out the light and the tree view from your bedroom when needed.

The main bedroom includes an ensuite tucked away behind a sliding door, and the shared bathroom is spacious enough for some dancing and singing in the shower (you only have one neighbour next to you, so go for it).

The laundry, located in the bathroom, features stone benchtops - no European-style setups here.

Extra storage near the kitchen complements the integrated cooling and heating system, with units in the living, dining, and kitchen areas, plus a separate unit in the main bedroom.

Speaking of the kitchen, it features a large stone island, double oven, and integrated microwave storage. The double oven is a delightful surprise, and with induction cooking, you'll be the chef of the neighbourhood.

If you're not in the mood to cook, your downstairs neighbour is a fantastic option. Skip UberEats and simply walk down to order from Asian Noodle House or Kebabs. Wait on your covered balcony, then go pick up your food just steps away. Boom… best neighbours ever!

A short walk away from Yerrabi Pond, you can come home after a brisk walk straight to your apartment with street access.

You won't find an apartment like this again. It's the perfect blend of low-maintenance apartment living and townhouse ease with convenient parking and access. A true gem that shouldn't be missed.

Quick Wrap-Up (for those who skipped my brilliant novella):

- One-of-a-kind floor plan for the Jade
- 2 beds, 2 baths, 2 car spaces, 2 ovens
- Parking directly in front of your apartment (no elevator needed)
- Direct access from Gribble Street with secure key and reinforced door
- 93 sqm of internal living
- 13 sqm light-filled balcony
- High-quality blinds and awnings
- Large island kitchen with stone benchtops
- Induction cooking, with two ovens
- Washer and dryer in laundry (stone benchtops again)
- North-facing bedrooms
- Integrated cooling and heating in living area
- Integrated cooling and heating in main bedroom
- Timber-style flooring
- Only one direct neighbour



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- Downstairs neighbours include local eateries and commercial spaces (Asian Noodle House is a favourite)
- Tree views from your windows
- Close to Yerrabi Pond
- Nearby amenities: Siren Bar, Club Lime, Bunnings, Kmart, and more
- Local eateries: Grease Monkey, Sunday Café, El Jannah Chicken, Ramen, and Jade Dumpling House
- ACT Rates: approx. \$397 per quarter
- ACT Land tax for investment properties only: approx. \$1,059 per quarter

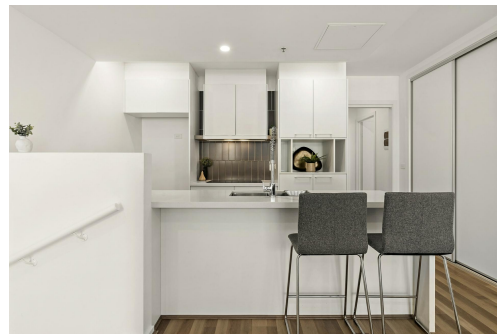
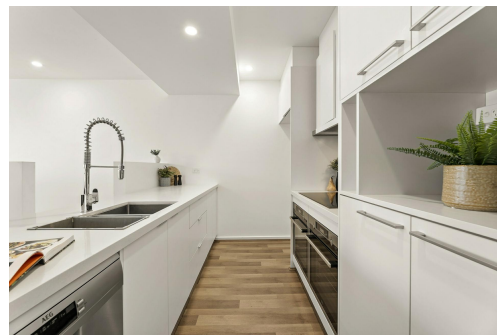
Auction, Wed 20th Nov at 6:00pm

More About this Property

Property ID	34T9GCY
Property Type	Apartment
House Size	93 m ²
Land Area	2193 m ²
EER	6
Including	Air Conditioning Open Plan Electric Hotwater Pool Ensuite Double Garage

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

101/2 Gribble Street, Gungahlin

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