







1301/2 Gribble Street, Gungahlin

Entry-Level Buying, Top-Floor Living

It's not often you get the opportunity to secure an entry-level apartment on the top floor of a modern development, particularly in the heart of Gungahlin.

Positioned on Level 13 of The Jade, this two-bedroom apartment offers buyers something a little different from what is typically available at this price point. With no apartments above, an elevated position and all the convenience of Gungahlin Town Centre at your doorstep, it's an opportunity that will appeal to first-home buyers, professionals and investors alike.

Completed in 2021, The Jade has become a recognisable addition to the Gungahlin skyline, offering modern apartments alongside an impressive range of resident facilities.

Inside, the apartment offers a practical and well-considered floorplan, with an open-plan kitchen, living and dining area that makes good use of the available space. The kitchen features induction cooking, a dishwasher and plenty of storage, while the adjoining living area flows out to the balcony, providing a comfortable space to relax or entertain.

2 1 1

FOR SALE
$399,000+

VIEW
Sat 7th Nov @ 12:10PM - 12:30PM

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

Both bedrooms are generously proportioned and include built-in robes, making the layout suitable for couples, those looking to share, or buyers wanting the flexibility of a second bedroom or home office.

Additional inclusions such as reverse-cycle heating and cooling, a washer and dryer combination, NBN connectivity and secure basement parking with a storage cage ensure the apartment is well equipped for everyday living.

Beyond the apartment itself, residents have access to some excellent facilities, including an outdoor swimming pool, gym and rooftop entertaining area complete with BBQs, pizza ovens and seating spaces overlooking Gungahlin, Yerrabi Pond and beyond.

The location is another major drawcard. With Gungahlin Town Centre just a short walk away, you'll have supermarkets, cafés, restaurants, the light rail and everyday amenities all within easy reach. Yerrabi Pond and its surrounding walking trails and parklands are also nearby.

Whether you're entering the property market, looking for a low-maintenance home or adding to your investment portfolio, this is a rare chance to secure a top-floor apartment without having to step into a higher price bracket.

Property Features

- Rare top-floor position on Level 13 of The Jade
- No apartments positioned above
- Two bedrooms, both with built-in robes
- Open-plan kitchen, living and dining area
- Functional kitchen with induction cooktop, dishwasher and ample storage
- Private balcony extending from the living area
- Reverse-cycle split-system heating and cooling
- Washer and dryer combination included
- NBN connection
- Single secure basement car space plus storage cage
- Building Amenities
- Outdoor swimming pool on Level 2
- Resident gym on Level 2
- Rooftop garden and entertaining area on Level 13
- BBQs, pizza ovens and outdoor seating
- Views across Gungahlin, Yerrabi Pond and towards Black Mountain Tower

Development Details

- Building: The Jade
- Developer: POD Projects
- Builder: Core Development
- Completed: 2021

The Numbers

- Body Corporate: $714 per quarter (approx.)
- Rates: $432 per quarter (approx.)
- Land Tax: $480 per quarter (approx.)
- Living Size: 73sqm (63sqm internal + balcony)
- EER: 6

Location

" Walking distance to Gungahlin Town Centre
" Close to supermarkets, cafés and restaurants
- Light rail and public transport nearby
- Easy access to Yerrabi Pond and surrounding parklands

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MORE DETAILS

Property ID	37B9GCY
Property Type	Apartment
House Size	58 m2
EER	6
Including	Air Conditioning

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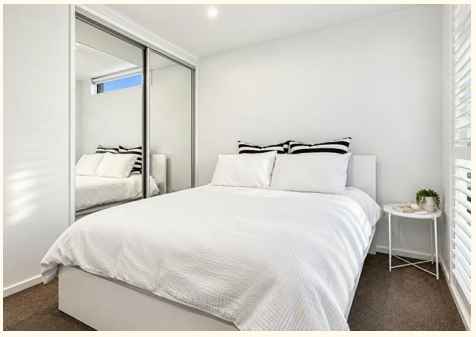
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