

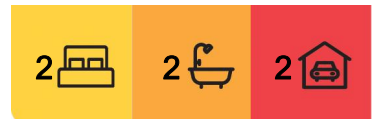


Gungahlin, 1305/6 Gribble Street

North Easterly Apartment

Property Features:

- Level 13 at the Ruby complex
- Main bedroom with split system and large built in robe
- Spacious bathrooms feature modern sleek finishes and floor-to-ceiling tiling
- Balcony faces North-East sun, perfect for that Canberra sun
- Main areas boast timber flooring, while bedrooms are carpeted
- Open and sunny floor plan for the living area
- Double glazed windows throughout the apartment
- Split system in living space
- Stone top bench Laundry space
- Kitchen equipped with top-quality appliances, stone bench tops, dishwasher, double oven, induction cooktop, and ample storage space
- Complex includes shared swimming pool, BBQ facilities, and gym



For Sale

\$529,000+

View

ljhooker.com.au/32A7GCY

Contact

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EER ★★★★★★

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- Secure parking with two adjacent spaces and a not one but TWO storage cages

Location Features:

- Conveniently located with ground-floor shopfronts within the complex with local grocer, cafe; and Pilates studios.
- Easy access to the bustling Gungahlin Town Centre for grocery stores, cafe; restaurants, and various public transport such as the infamous light rail system and bus interchange, and public and private schools

Numbers Features:

- Living Area: 84sq meters approx.
- Balcony: 14sq meters approx.
- Total Area: 94 sq meters approx.
- Body corporate fees \$1,114 per qtr approx.
- Property rates amount \$343.76 per qtr approx
- Land tax is approximately \$426.04 per qtr. approx
- Developer: POD Projects
- Builder: Core Development

On the 13th floor with views to Yerrabi Pond, North East facing balcony. This apartment has 84 sqm of living to work with stone benchtops in both the kitchen and laundry.

A 2 bed apartment, 2 bath, 2 car, 2 aircon, 2 storages cages, you ain't seeing double your seeing potential.

Both bedroom offer built-in wardrobes and the main offering an extra Aircon unit above for the Canberra Weather. Which will be easy to maintain a nice temperature inside with double glazed windows.

The kitchen is large and workable for any great cook and has double ovens which is the real estate tell sign that this was built by Core Development , who have built other building in Canberra such as the Jade, Mezzo, Marlu in Denman and currently completing Nue in Gungahlin. A very well trusted builder in Canberra.

With an open floor plan with Wooden Vinyl floors the space is very versatile and easy to manage.

Currently on a month-to-month tenancy at \$600 per week, so continuing the investment or for a future owner occupier is possible here.

The Ruby has great community facilities that are well taken care of. With a pool on level 8 at the other tower, Gym on Level 16 with outside courtyard with BBQ and Pizza Oven looking out towards the Brindabellas and updated fob system garage doors for extra security.

The location is ideal as well, with Physio and Pilates studios downstairs, grocery stores, cafe and local takeaway, a short walk to Yerrabi Pond for an afternoon



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stroll. A quick walk in the other direction to Siren bar or the Raiders club and within arm's reach of major Grocery Stores, restaurants, Kmart, Big W and Bunnings and Club Lime. The location is central Gungahlin at its finest.

More About this Property

Property ID	32A7GCY
Property Type	Apartment
House Size	94 m²
EER	6
Including	Air Conditioning

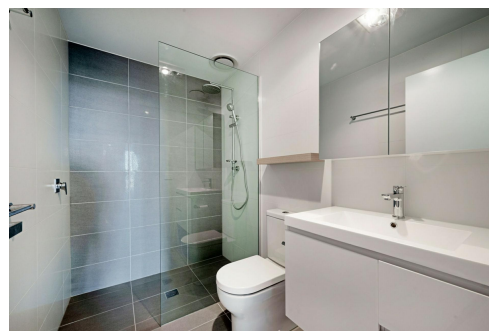
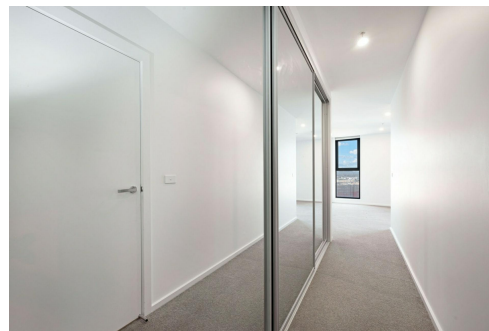
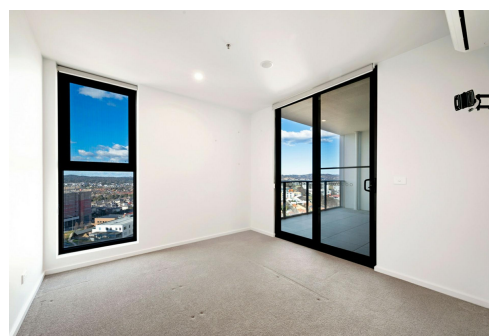
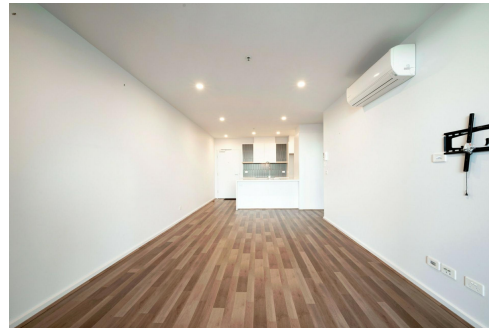
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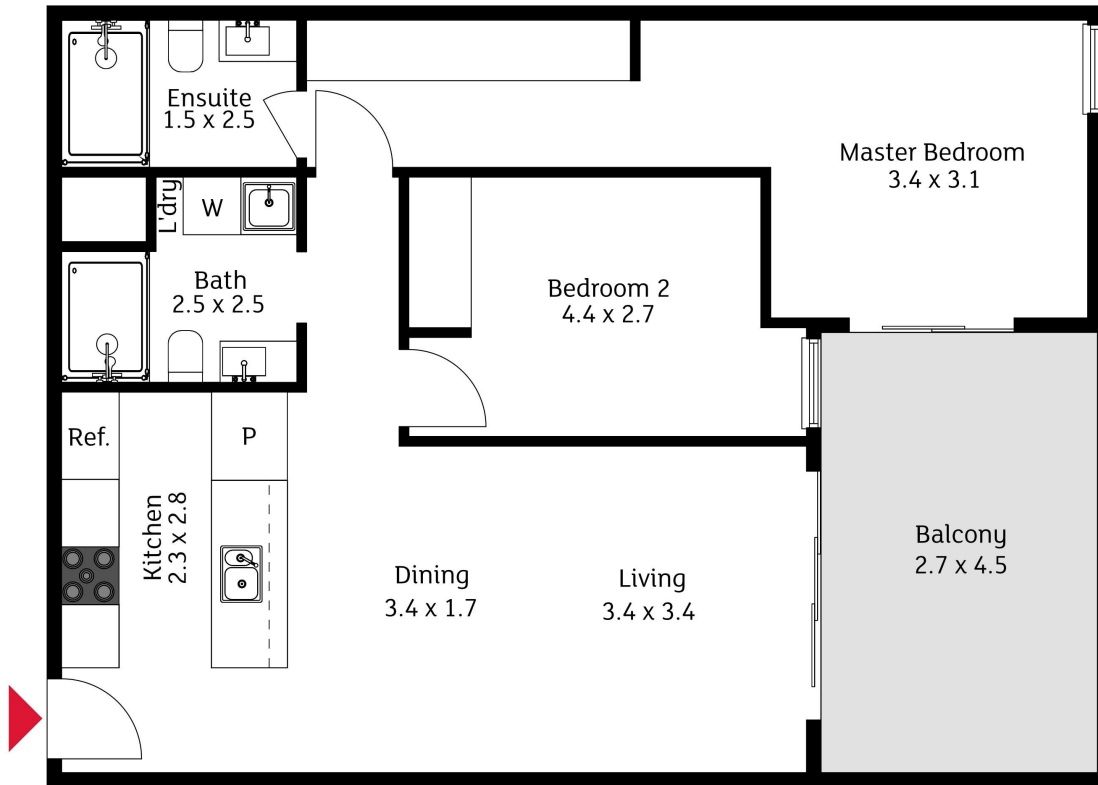
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.