







1307/2 Gribble Street, Gungahlin

More Space, More Sky, Less Compromise

Positioned on the top floor of The Jade, this corner apartment offers something many apartment buyers are chasing but rarely find. Space that feels comfortable, natural light from multiple directions, and enough separation to make apartment living feel easy.

At 91sqm internally, the layout avoids the usual squeeze that can happen with larger apartment designs. The living area sits at the centre of the home, opening onto the balcony and drawing in light throughout the day.

The kitchen has been designed to be used, not just looked at. An island bench anchors the space, creating extra preparation room, additional storage, and somewhere people naturally gather. The breakfast bar, microwave nook and ducted rangehood all help keep the kitchen practical without compromising on space.

All three bedrooms are generously sized, with built-in robes and enough room to comfortably accommodate more than just a bed. The main bedroom includes a large ensuite, while the second bathroom services the remaining bedrooms with ease.

3 2 2

FOR SALE
$599,000+

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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Timber-look flooring through the living areas keeps things low maintenance, while carpet in the bedrooms softens the private spaces.

Being a corner apartment also brings an added sense of privacy. More natural light, fewer shared walls, and a layout that feels a little more removed from the rest of the building.

The Jade itself has quickly become one of Gungahlin's more recognised developments. Completed in 2021 by POD Projects and built by Core Development.

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

The rooftop spaces are particularly impressive, with views stretching across Gungahlin, Yerrabi Pond and toward the surrounding hills.

And then there's the location.

Yerrabi Pond sits directly across the road, with walking trails, open green space with views of Yerrabi Pond, the Eastern mountain range and Gungahlin CBD. The Gungahlin Town Centre has cafés, restaurants, supermarkets and light rail, all within walking distance.

For downsizers wanting space without the maintenance, families looking for apartment living without sacrificing a bedroom, or buyers simply wanting a little more room than most apartments offer, this one sits in a category of its own.

The essentials
- floor corner apartment in The Jade on Level 13
- Three bedrooms, two bathrooms, 2 side by side car parks
- Open-plan living and dining
- Kitchen with Caesarstone island bench and breakfast bar
- Microwave nook and ducted rangehood
- Induction cooktop. double oven (the Jade signature)
- Large ensuite to main bedroom with underfloor heating
- Generous built-in robes
- Timber-look flooring to living areas
- Carpet to bedrooms
- Ducted heating and cooling
- Double glazing throughout
- Storage cage

Building amenities
- Outdoor swimming pool, Level 2
- Gym, Level 2
- Rooftop garden, one floor above
- BBQ and pizza oven areas, one floor above
- Views across Gungahlin and Yerrabi Pond

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

Location
- Directly opposite Yerrabi Pond and walking trails
" Walking distance to Gungahlin Town Centre
" Close to cafés, restaurants and supermarkets
- Easy walk to light rail
- Surrounded by parkland

The numbers

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- Living: 91 sqm
- Balcony: 8 sqm
- Total: 99 sqm
- EER: 6
- Two side-by-side car spaces

Body corporate: $5,320 p.a. (approx.)
Rates: $1,427 p.a. (approx.)
Land tax (investors): $1,779 p.a. (approx.)
Rental estimate: $680—$700 per week











MORE DETAILS

Property ID	371UGCY
Property Type	Apartment
House Size	99 m2
Land Area	2193 m2
EER	6
Including	Air Conditioning Pool

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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.

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