



## Gungahlin, 401/6 Gribble Street

Perfectly Positioned in the Heart of Gungahlin

Designed to maximize space and light, the open-plan layout flows effortlessly from the kitchen to the living area and onto a private balcony, providing a perfect space for relaxation or entertaining guests. Enjoy sleek, stylish bathrooms with floor-to-ceiling tiles, quality fixtures, and ample storage —adding a touch of luxury to your daily routine.

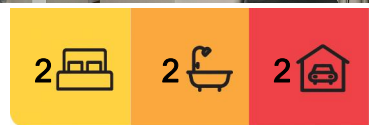
The modern kitchen features stone benchtops, high-quality stainless steel appliances, and plenty of cupboard space. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen offers everything you need.

Both bedrooms are designed with relaxation in mind, featuring built-in robes, plenty of natural light, and the perfect balance of privacy and openness. The master bedroom boasts a chic ensuite bathroom for added convenience.

Step out onto your own balcony to take in fresh air and scenic views of Gungahlin, adding



**Disclaimer:** 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.



**For Sale**  
\$499,000+

**View**  
[ljhooker.com.au/2BZ1FHK](http://ljhooker.com.au/2BZ1FHK)

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**EER** ★★★★★★

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an extra layer of tranquility to this urban retreat.

Key Features:

- Spacious Interior enjoy the living spaces with high ceilings, natural light, and premium finishes throughout.
- Well appointed Kitchen Featuring sleek countertops, stainless steel appliances, and ample storage, perfect for culinary enthusiasts.
- Two well-appointed bedrooms with built-in wardrobes.
- Bathroom with Modern fixtures, stylish tiling, and a clean design.
- Secure Parking Allocated parking space and additional storage options for your convenience.
- Reverse Cycle heating and cooling.
- Swimming Pool level 8 - Dive into the crystal-clear waters of the on-site pool, ideal for a refreshing swim or leisurely lounging.
- Fitness Center level 16 - Stay active and healthy with access to a fully equipped gym.
- Outdoor BBQ Area - Perfect for entertaining friends and family on warm summer evenings.

Situated in the heart of Gungahlin, you're just a stone's throw away from an array of shopping, dining, and entertainment options. With excellent public transport links, commuting to the city center and beyond is a breeze.

This property is not just a place to live; it's a lifestyle. Whether you're a young professional, a growing family, or looking to downsize, this apartment caters to all. Experience the best of urban living with the peace and tranquility of a suburban retreat.

Property Address: 401/6 Gribble Street, Gungahlin.

Home size: Internal living - 84m2 Balcony 1 - 12 m2 Balcony 2 - 17m2

Strata Fees: \$1,109 per quarter (approx.)

Rates: \$390 per quarter (approx.)

EER: 6.0 stars

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



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## More About this Property

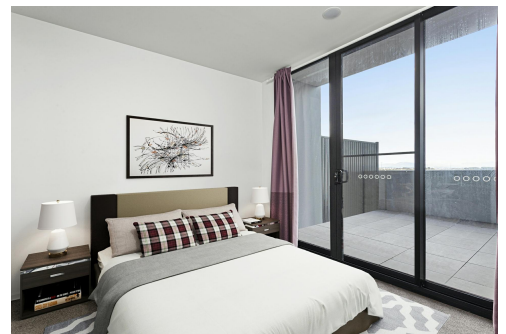
<b>Property ID</b>	2BZ1FHK
<b>Property Type</b>	Apartment
<b>EER</b>	6

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## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

401/6 Gribble street, Gungahlin, 2912