







506/8 Gribble Street, Gungahlin

Strong Returns. Proven Growth. Smart Investment.

Inspections by appointment only
Offering an impressive gross rental yield of approximately 6.95%, this two-bedroom apartment in the popular Ruby complex presents an exciting opportunity for investors seeking strong returns, an established tenancy and a highly convenient Gungahlin location.

The investment story extends beyond rental return, with the property experiencing approximately 27% growth in value over the past nine years. Combining demonstrated capital growth with a strong current yield, this is an opportunity that makes sense both now and for the future.

Positioned within the sought-after 'Ruby' complex, the apartment combines modern interiors, excellent natural light and an impressive selection of resident facilities.

The open plan living and dining area is framed by large windows, capturing an elevated outlook and an abundance of natural light. Timber-look flooring adds warmth to the space, while sliding glass doors connect the interior with a private covered balcony , the perfect

2 1 1

FOR SALE
$419,000+

VIEW
Sat 7th Nov @ 10:00AM - 10:30AM

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Interested parties must rely solely on their own enquiries.

place to enjoy a morning coffee or unwind at the end of the day.

At the heart of the apartment is a modern kitchen featuring stone benchtops, generous cabinetry, induction cooking, dishwasher and excellent preparation space.

Both bedrooms feature built-in wardrobes, with the main bedroom enjoying direct balcony access. The contemporary bathroom offers floor-to-ceiling tiling and excellent storage, while reverse-cycle heating and cooling provides year-round comfort.

Residents of Ruby also enjoy access to an impressive range of facilities, including a 20-metre rooftop swimming pool, residents' gym and communal alfresco entertaining and barbecue areas.

With Gungahlin Town Centre, supermarkets, cafés, restaurants and light rail all within easy reach, the location offers the convenience tenants are looking for and further strengthens the property's appeal.

Features:

- Two bedrooms with built-in wardrobes
- One modern bathroom
- One secure car space
- Light-filled open-plan living and dining
- Private covered balcony with elevated outlook
- Modern kitchen with stone benchtops
- Induction cooking and dishwasher
- Reverse-cycle heating and cooling
- Timber-look flooring
- European-style laundry
- Secure complex
- metre rooftop swimming pool
- Residents' gymnasium
- Communal alfresco and barbecue facilities
- Convenient Gungahlin location

Figures:
Current rent: $560 per week
Annual gross rental income: $29,120
Approx. gross rental yield: 6.95%
Approx. value growth over nine years: 27%

Internal Living: 58m2 (approx.)
Balcony Size: 9m2 (approx.)
Rates: $1,462.70 p.a (approx.)
Body Corporate: $992 p.q (approx.)
Land Tax: $1,874 p.a (approx.)
EER: 6.0

Disclaimer:
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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.

EER ★★★★★★

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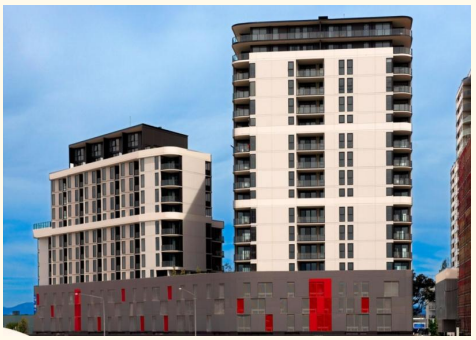
LJ Hooker

MORE DETAILS

Property ID	2GCPFHK
Property Type	Apartment
EER	6
Including	Air Conditioning
	Intercom
	Pool
	Balcony
	Dishwasher
	Built-in-Robes











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