



609/2 Gribble Street, Gungahlin

## 6th Floor Corner Apartment with Stunning Views

Meticulously maintained 6th-floor corner apartment in the heart of Gungahlin. With breathtaking city and mountain views, this spacious residence offers the perfect blend of comfort and convenience. The three-bedroom, two-bathroom layout provides ample space for downsizers or couples looking to enjoy a vibrant lifestyle. Thoughtfully cared for by its owners, this apartment boasts a modern design that seamlessly blends style with functionality.

Located just a short walk from the bustling town centre, you'll have everything you need right at your doorstep. From shopping and dining to entertainment and parks, the vibrant community of Gungahlin offers an array of options to explore. The inclusion of an above-ground pool and gym ensures you can maintain an active lifestyle without leaving home, making it ideal for those who value both relaxation and fitness.

With its prime location and exceptional features, this corner apartment is a rare find in the market. Don't miss the opportunity to call this stunning property your own. This is your chance at enjoying unparalleled views and a convenient lifestyle in one of Gungahlin's most sought-after locations!

3  2  2 

**FOR SALE**  
\$575,000+

**VIEW**  
By Appointment

**AGENTS**  
Tahmeed Towfiq  
0469 706 586  
tahmeed.towfiq@ljhcanberracity.com.au

**AGENCY**  
LJ Hooker Canberra City  
(02) 6249 7700

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.

 **LJ Hooker**

#### Features:

- Located at Jade
- Corner apartment
- Island bench with breakfast bar
- Microwave nook for tidy kitchen
- Ducted range hood
- Floorboards to living areas
- Carpet in bedrooms
- Large ensuite
- Spacious bedrooms
- Generous robes
- Ducted heating and cooling
- Gas hot water system
- Gym
- Pool
- BBQ area
- Rooftop garden with breathtaking views to Yerrabi pond
- Double glazing throughout
- Across the road from walking trails at Yerrabi Pond
- Walking distance to Town Centre
- Various shops, cafes and restaurants at doorstep
- Easy walk to light rail

#### Essentials:

- Strata: \$5,320 p.a. (approx.)
- Rates: \$1,427 p.a. (approx.)
- Land Tax: \$1,779 p.a. (approx.) investors only
- EER: 6
- Living Space: 91sqm
- Balcony: 8sqm
- Total Space: 99sqm
- Car space: 2 side by side
- Rental estimate: \$680 - \$700 p.w.
- Building Completion: 2020

#### Disclaimer:

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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 

## MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | 2FHEFHK   |
| Property Type | Apartment   |
| House Size    | 99 m2   |
| EER           | 6   |
| Including     | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Intercom<br>Pool<br>Balcony<br>Gym<br>Dishwasher<br>Floorboards<br>Built-in-Robes |

### Tahmeed Towfiq 0469 706 586

ACT & NSW Licensed Agent |  
tahmeed.towfiq@ljhcanberracity.com.au

### LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





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.

609/2 Gribble Street, Gungahlin