







609/6-8 Gribble Street, Gungahlin

The Best Kept Apartment Complex in Gungahlin

Please note this property is scheduled for Auction on 11th March 2026 at 6 pm. Pre-Auction offers may be considered. If you do wish to submit a pre-auction offer to have all documents, contract and signed section 17 prepared to secure the property quickly if the sellers agrees

Everyone has different opinions on floor plans and how they like to live.

But after walking through a lot of apartments in this building, I can say this confidently: this layout is in my top two at Ruby.
It's one of those apartments where the design decisions actually make daily life easier, not harder.

The first thing you notice is the separation. The bedrooms sit apart, with no shared walls, which means real privacy. No hearing someone else's alarm, phone calls, or late-night scrolling. Just quiet when you want it.

Then there's the light. Two balconies bring it in from different angles, opening the apartment up and framing mountain views that come into

2 2 2

FOR SALE
$500,000+

VIEW
By Appointment

AGENTS

Julian Parmeter
0415 377 225
jparmeter@ljhgungahlin.com.au

Troy Thompson
0408 694 917
troy.thompson@ljhooker.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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.

their own at sunset. Privacy screens do their job too, letting the light in without inviting the neighbours into your living room.

Inside, the apartment feels calm and well resolved. Neutral without being bland, and anchored by timber-look flooring that looks good and makes life easier when it comes to cleaning. The hallway entry gives the apartment a proper sense of arrival. You're not stepping straight into the kitchen or lounge; it feels more like a home than an apartment.

The kitchen is where this layout really wins. Thick stone benchtops with a waterfall edge, an induction cooktop, an AEG dishwasher, and a double oven, which is one of those things you don't realise you'll love until you have it. Cookies in one, roast in the other. Or dinner and dessert without juggling trays. It's practical and genuinely enjoyable to use.

The main bedroom includes a discreet ensuite that doesn't steal space from the room. In fact, on my first walk-through, I remember double-checking because it's so well integrated you almost forget it's there. The main bathroom is generous, and the positioning of the hallway adds to that "this feels like a home" feeling.

This apartment sits high enough to feel removed, but still connected. The outlook stretches across Gungahlin towards the Brindabellas, with Telstra Tower quietly in the distance. Morning light, afternoon colour, and sunsets that do most of the work for you.

Ruby itself has a reputation for being well run, and it shows. The indoor pool on Level 8 is protected from the wind by glass and framed by mountain views, making it usable year-round. The gym on Level 16 is tucked away, private, and far more appealing than most apartment gyms, with hills as your only spectators. There are shared BBQ and pizza oven areas, rooftop spaces, and a small community that genuinely looks after the gardens and common areas.

Parking is straightforward. Two side-by-side car spaces with a storage cage on the same level and close to the lift. One of those details you don't think about until you really need it.
Location-wise, it's hard to fault. You're close enough to feel connected, but far enough to have your own space. The tram, buses and shops are an easy walk. Club Lime is across the road if you want a bigger gym. Bunnings, Spotlight, Kmart, Big W, Fantastic Furniture, they're all nearby, which makes setting up home far easier than it should be.

And the food options speak for themselves. Grease Monkey, Sunday Cafe, Dobinsons, El Jannah, Ramen, Jade Dumpling House, plus Aldi, Coles and Woolworths. You won't be short on choice.

For those who like to know who built what, Ruby was completed in 2020 by POD Projects, constructed by Core Development, the same team behind Jade next door, Mezzo across the road, Mulberry in Dickson, Boulevard in Denman Prospect and Salt in Kingston.
This is a genuinely strong two-bedroom apartment in a building that has proven itself. When you start listing the pros and cons, you may need more space for the pros.

The Practical Stuff
- Two-bedroom, two-bathroom apartment
- One of the best-performing layouts in the Ruby complex
- Separated bedrooms with no shared walls
- Two balconies with mountain views and sunset outlooks
- Privacy screens for both balconies
- Timber-look flooring throughout living areas
- Double oven, induction cooktop and AEG dishwasher

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.

- Welcoming hallway entry
- Main bedroom with ensuite
- Two side-by-side car spaces with a storage cage nearby
- Building amenities include Level 8 pool, Level 16 gym, BBQ and pizza oven areas, rooftop spaces and landscaped gardens
- Built in 2020 by POD Projects and Core Development

Sizes
- Internal living: approx. 83 sqm
- Balconies: approx. 14 sqm
- Total: approx. 97 sqm

Outgoings
- Body corporate: approx. $4,642.60 per year
- ACT rates: approx. $1,727 per year
- Land tax: approx. $4,326 per year (investment properties only)











MORE DETAILS

Property ID	36BJGCY
Property Type	Apartment
House Size	98 m2
EER	6

Julian Parmeter 0415 377 225
| jparmeter@ljhgungahlin.com.au
Troy Thompson 0408 694 917
Director / Licensed Agent ACT/NSW |
troy.thompson@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au

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.



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.

609/6 Gribble Street, Gungahlin

LJ Hooker

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