






705/2 Gribble Street, Gungahlin

2  2  2 

## Ahhhh this is where they keep the light in the Jade.

Apartments should always have hallways; it makes the space feel more grand the moment you step inside. And this one is a run-up with an excellent finish. Truly 10/10.

As you walk in, you're greeted by a long hallway with storage to match. No space has been left behind in terms of usefulness.

Turn the corner, and you're instantly warmed by light. North-facing, floor-to-ceiling windows show off the very views Gungahlin residents crave. Canberra buyers love north-facing with a view, and this absolutely delivers.

Being on the 7th floor means you get the perfect angle of green trees and Yerrabi House views overlooking the pond. There's a sense of comfort in looking out to trees instead of neighbours; it does something for the soul.

This isn't just a 2-bedroom apartment. This one takes it a step further with a third living zone. You don't have to make grandma sacrifice by sleeping in the study or guest room when she visits, and she will want to visit, trust me. No computer monitors are humming while guests try to sleep. There's a third area that could be a study, an informal living

**FOR SALE**  
\$599,000 - \$659,000

### AGENTS

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### AGENCY

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(02) 6213 3999

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 **LJ Hooker**

room, dining, or even a craft zone. The opportunities are endless. The flexibility of an extra open space makes it feel like more than just an apartment.

91sqm of under-roof living + a 10sqm balcony, but honestly, with all the light, it feels much bigger.

The main bedroom is set away from the main living areas and feels wonderfully private. The ensuite features heated flooring and high-quality finishes, which are standard in Core Development builds. The complex, completed in 2021, is modern throughout, with induction cooking, a double oven (a Jade/Ruby signature), and an AEG dishwasher.

The community amenities are plentiful: a rooftop garden and BBQ area overlooking the pond (you get that view from your apartment anyway, but still...fresh air). A pool and gym on Level 2, due to have upgrades completed this month. The complex is pet-friendly, perfect for those strolls to Yerrabi Park/Pond for their daily sniff-around just across the road.

The Jade complex has settled into one of Gungahlin's most popular and well-recognised buildings. With views across the region and a well-maintained, modern finish, it's easy to see why this development remains so sought after.

#### Comparable 2 bed + study Recent Sales

- 119/61 Camilleri Way, SOLD 10th Nov for \$620,000.  
<https://www.realestate.com.au/sold/property-unit-act-gungahlin-149206388>
- 610/61 Camilleri Way, SOLD 10th Sep for \$600,000.  
<https://www.realestate.com.au/sold/property-apartment-act-gungahlin-148716644>
- 85/11 Camilleri Way, SOLD 25th Aug for \$635,000.  
<https://www.realestate.com.au/sold/property-apartment-act-gungahlin-147180996>

#### Property Features (For people who didn't read above and skipped)

- 2 bed, 2 bath, 2 car + Multi-Purpose Room Apartment
- On level 7 in the building
- North-facing overlooking Yerrabi Pond
- Induction cooking
- Double oven
- Built-in entertainment unit
- Pet-friendly complex
- Car parks side by side
- Storage cage
- 91sqm of internal living + 10sqm balcony
- 3 separate living zones, which is unique for apartment living
- Close to Yerrabi Park/pond
- Completed in 2021, Built by Core Development & Pod Projects
- Pool and Gym on Level 2
- Rooftop garden and BBQ area overlooking the park
- Close to stores, restaurants and takeaways, being in the Gungahlin CBD
- Rates: \$1,634.64 per annum
- Land tax (investors only): \$1,947.36 per annum
- EER 6.0

EER 

## MORE DETAILS

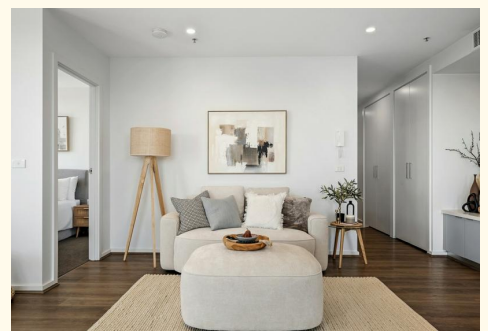
Property ID	3632GCV
Property Type	Apartment
House Size	94 m2
Land Area	2193 m2
EER	6

**Bri Williams 0408 787 896**

Licensed Agent & Auctioneer | [bri.williams@ljhooker.com.au](mailto:bri.williams@ljhooker.com.au)

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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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