



801/2 Gribble Street, Gungahlin

Proper 2 Bedroom Apartment... None Of This 1 Bed + Study

Some apartments benefit from being a little higher.




More light, more sky, and a view that reminds you why people enjoy living in this part of Gungahlin.

Positioned on Level 8 within The Jade, this two-bedroom apartment looks north across Yerrabi Pond and the surrounding parkland. That orientation brings consistent natural light into the living space while also offering one of the more peaceful outlooks you'll find in the town centre.

Completed in 2021, The Jade was developed by POD Projects and built by Core Development, a combination that many buyers in Canberra recognise for their more established apartment buildings across the city.

Inside, the layout is straightforward and practical. The open plan living and dining area sits comfortably alongside the kitchen, creating a space that works well for everyday living or having friends over.

The kitchen is fitted with induction cooking, a dishwasher and good

2  1  1 

FOR SALE
\$399,000+

VIEW
Sat 20th Jun @ 10:00AM - 10:30AM

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 **LJ Hooker**

storage, keeping the design functional without trying to be overly complicated.

Both bedrooms include built-in robes, giving flexibility for guests, a home office or simply a bit of extra breathing room.

Sliding doors lead out to the balcony, which faces north toward the pond and overlooks the pool below. It's an outlook that changes throughout the day, particularly in the late afternoon when the light begins to settle across the water and parkland.

Comfort has been considered with reverse cycle heating and cooling, while practical inclusions such as a washer and dryer combination, NBN connection and a secure car space with storage cage help make everyday living easier.

The building itself adds another layer to the lifestyle here.

Residents of The Jade have access to an outdoor swimming pool, a gym and a rooftop garden area with barbeques, pizza ovens and seating spaces. From the rooftop, the views stretch across Gungahlin, Yerrabi Pond and toward Black Mountain Tower in the distance.

And with the Gungahlin Town Centre only a short walk away, daily life stays convenient. Supermarkets, cafés, restaurants, the public library and the light rail are all close by, meaning most errands can be done on foot.

For buyers wanting a modern apartment with natural light, pond views and strong walkability to the centre of Gungahlin, this one sits in a very comfortable position.

Property features

- North-facing balcony with views across Yerrabi Pond
- Open plan living and dining area
- Kitchen with induction cooktop, dishwasher and good storage
- Two bedrooms, both with built-in robes
- Reverse cycle split system heating and cooling
- Washer and dryer combination included
- NBN connection
- Single secure car space plus storage cage
- Embedded network through Opticomm for amenities

Building amenities

- Outdoor swimming pool Level 2
- Resident gym Level 2
- Rooftop garden and entertaining area Level 13
- BBQs and pizza ovens
- Seating areas with views across Gungahlin, Yerrabi Pond and Black Mountain Tower

Development details

- Building: The Jade
- Developer: POD Projects
- Builder: Core Development
- Completed: 2021

Numbers

- Body Corp: \$714 per qtr (approx.)
- Rates: \$432 per qtr. (approx.)
- Land Tax: \$480 per qtr (approx.)
- Living Size: 73sqm (63 internal + balcony)
- Year Built: 2021
- EER: 6

Location

" Walking distance to Gungahlin Town Centre

- " Close to supermarkets, cafés and restaurants
- Light rail and public transport nearby
- Easy access to Yerrabi Pond and parklands

MORE DETAILS

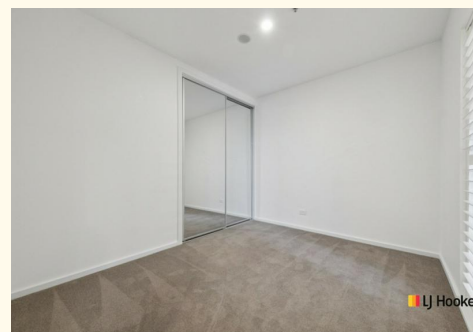
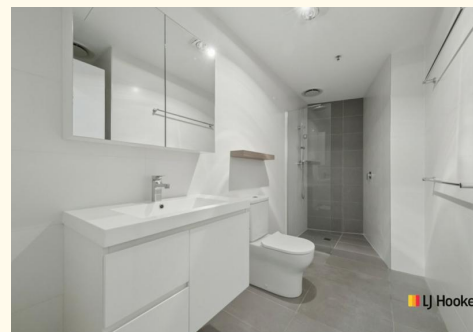
Property ID 36QXGCV
Property Type Apartment
EER 6

Bri Williams 0408 787 896

Licensed Agent & Auctioneer | bri.williams@ljhooker.com.au

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Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

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