



## Gungahlin, 907/6 Gribble Street

Perfect for First Home Buyers or Investors. Must Sell.

Discover the epitome of modern living at 907/6 Gribble Street, Gungahlin. This stunning apartment combines contemporary design with comfort, offering a perfect blend of style and convenience in one of Canberra's most vibrant neighborhoods.

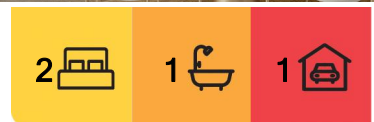
Your new home enjoys an open-plan living and dining area, with high ceilings and large windows that flood the space with natural light. The neutral colours and sleek finishes create an inviting atmosphere. The living space seamlessly connects to a private balcony, offering an extended area for relaxation and entertainment.

You can enjoy a well appointed kitchen, equipped with stainless steel appliances, including electric cooktop, oven, and dishwasher. Stylish countertops and ample cabinetry provide functionality and convenience.

Both bedrooms are designed with comfort and style in mind. The bedrooms feature built-in



**Disclaimer:** 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.



**For Sale**  
\$399,000+

**View**  
[ljhooker.com.au/2BH2FHK](http://ljhooker.com.au/2BH2FHK)

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**EER** ★★★★★

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wardrobes and share the generous sized bathroom. The bathroom enjoys modern, high-quality fixtures and finishes.

Enjoy your private balcony to relax and unwind with a glass of wine while taking in the views.

Key Features:

- Spacious Interior enjoy the living spaces with high ceilings, natural light, and premium finishes throughout.
- Well appointed Kitchen Featuring sleek countertops, stainless steel appliances, and ample storage, perfect for culinary enthusiasts.
- Two well-appointed bedrooms with built-in wardrobes and carpeting for comfort.
- Bathroom with Modern fixtures, stylish tiling, and a clean design.
- Secure Parking Allocated parking space and additional storage options for your convenience.
- Reverse Cycle heating and cooling.
- Swimming Pool - Dive into the crystal-clear waters of the on-site pool, ideal for a refreshing swim or leisurely lounging.
- Fitness Center - Stay active and healthy with access to a fully equipped gym.
- Outdoor BBQ Area - Perfect for entertaining friends and family on warm summer evenings.

Situated in the heart of Gungahlin, you're just a stone's throw away from an array of shopping, dining, and entertainment options. With excellent public transport links, commuting to the city center and beyond is a breeze.

This property is not just a place to live; it's a lifestyle. Whether you're a young professional, a growing family, or looking to downsize, this apartment caters to all. Experience the best of urban living with the peace and tranquility of a suburban retreat.

Property Address: 907/6 Gribble Street, Gungahlin.

Home size: 51m2 Total living space and 14m2 Balcony.

Strata Fees: \$850 per quarter (approx.)

Rates: \$348 per quarter (approx.)

EER: 6.0 stars

Don't miss out on this exceptional opportunity. Contact me today to arrange a private viewing or I look forward to seeing you at one of the open homes.

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However, we cannot guarantee its accuracy and interested parties should rely on their own inquiries.\*

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.

## More About this Property

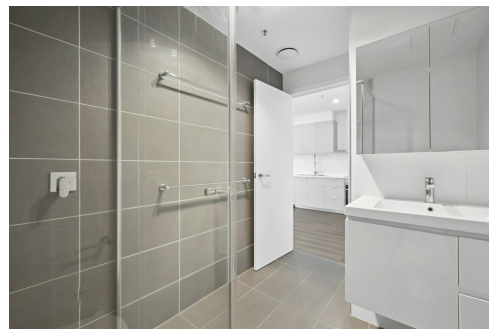
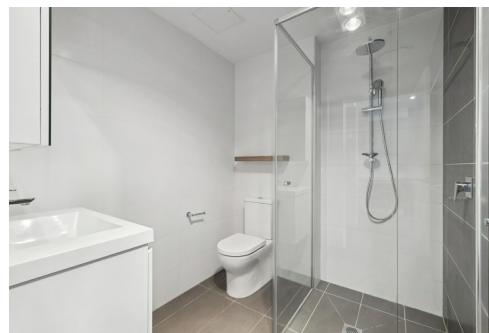
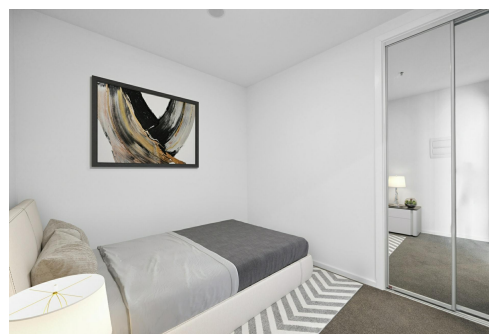
<b>Property ID</b>	2BH2FHK
<b>Property Type</b>	Apartment
<b>EER</b>	6

**Tom Grenfell 0432 383 753**

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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