

Gungahlin, 909/6 Gribble Street

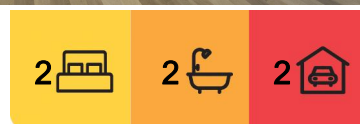
NEW PRICE for this 97sqm 2 bed

Now, everyone has different opinions about floorplans and how they want to live. However, from my experience in this line of work, I can say confidently that this floor plan in the Ruby is in my top two for this building.

- Separated bedrooms for privacy, so no sharing walls while dreaming
- Two balconies that let in plenty of light and offer mountain views with stunning sunsets
- Privacy screens so your neighbours can't peek in and get jealous!
- Double oven - one to bake cookies in one and the other to cook a roast maybe
- Ensuite in the main bedroom - you could easily forget it's there because it's so discreet and doesn't impact the space. (During my walk-through, I was worried there wasn't a second bathroom!)
- The main bathroom feels spacious, and the hallway makes it feel like you're entering a home, not just stepping straight into the apartment
- Wooden styling flooring making it easier to clean and looks premium



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
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EER ★★★★★★

LJ Hooker Gungahlin
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For those who love to do their research, this building was built in 2020 by POD Projects and constructed by Core Development - the same team behind the Jade next door, Mezzo across the road, Mulberry in Dickson, Boulevard in Denman Prospect, and Salt in Kingston.

Next, you're probably wondering about the costs of owning this apartment. The body corporate is \$4,437.80 per year, and ACT Rates \$3,018.90 per year and Land Tax \$4,326 approx per year, this only applies if you're purchasing this apartment as an investment. If you plan to live in the property, you won't need to worry about land tax at this time.

The beauty of living in the Ruby is how well the building has been maintained. The pool on Level 8 is a fantastic option for residents and families, especially with warmer weather coming. It's protected from the wind by glass and offers stunning views of the mountains as a backdrop. The gym on Level 16 is tucked away from prying eyes, with the hills as your only spectators. The building also features community areas, BBQ/pizza oven spots for residents, and a little community that maintains the gardens with seasonal flowers. It's a well-looked-after and managed development.

There are two side-by-side car parks on Level 1, with a storage cage on the same level. They're super close to the lift for added convenience.

Location-wise, you're close enough to feel connected but far enough to have your own space in Gungahlin. The tram line and bus stops at the shops are just a short walk away, and Siren Bar is nearby for after-work drinks (they do a great schnitzel too!).

If you need a bigger gym, Club Lime Gungahlin is right across the road. If plants and DIY are more your style, Bunnings and Spotlight are close by and ready to be your new best friends.

Furnishing your place has never been easier, with Kmart, Fantastic Furniture, and Big W in the area. You'll find everything you need to make your apartment a home.

The eateries in the Gungahlin shops are plentiful, with local favorites like Grease Monkey, Sunday Café, Dobinson's, El Jannah Chicken, Ramen, and Jade Dumpling House. Plus, you have all three major grocery stores - Aldi, Coles, and Woolworths - and plenty of other shops to help you live your best life in Gungahlin.

This is a great 2-bedroom apartment with a collective 97 sqm of space in a well-established and loved complex in Canberra's family-friendly suburb CBD. When you write your pros and cons list for this place, you might need more space for the pros!

Wrap Up (for those people who didn't want to read my novella of brilliance)

- One of the best 2-bedroom apartments in Ruby, built in 2020 by POD Projects and Core Development
- Separated bedrooms for privacy, no shared walls.
- Two balconies with mountain views and beautiful sunsets.
- Privacy screens for added privacy from neighbours.
- Double oven for simultaneous cooking.



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- Induction Cooktop.
- AEG Dishwasher.
- Welcoming hallway entrance.
- side-by-side double car park with storage cage on the same level, close to the lift.
- Building amenities: Level 8 pool, Level 16 gym, BBQ/pizza oven spots, and a strong community.
- Convenient location in Gungahlin: short walk to tram, bus stops, and shops.
- Nearby amenities: Siren bar, Club Lime gym, Bunnings, Kmart, and more.
- Local eateries: Grease Monkey, Sunday Café, El Jannah Chicken, Ramen, and Jade Dumpling House.
- Body corporate fees: \$4,437.80 approx. per year.
- ACT Rates: \$3,018.90 approx. per year.
- ACT Land tax applicable for investment properties only. \$4,326 approx. per year.
- Size: 83 sqm under roof, 14 sqm for the balconie

More About this Property

Property ID	34QAGCY
Property Type	Apartment
House Size	86 m2
Land Area	2163 m2
EER	5.5

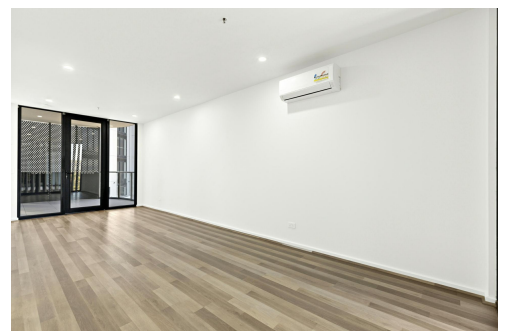
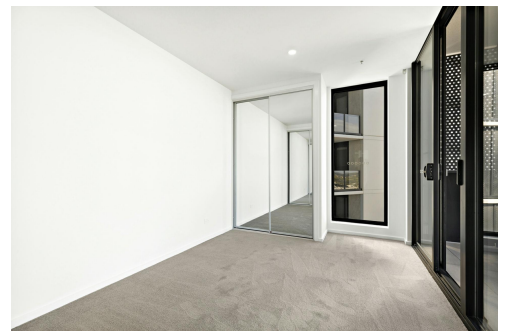
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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