



## Gungahlin, A02/63 Camilleri Way

Brand New Luxury Three Bedroom Townhouse at Nue Gungahlin!

Discover modern elegance and sophisticated design in this brand new three bedroom townhouse at 'Nue' Gungahlin. Offering the ideal combination of luxury, comfort, and convenience, this property is designed to provide an exceptional living experience. Whether you're a professional, a couple, or a family, this townhouse is the perfect choice for those seeking a contemporary lifestyle in a prime location.

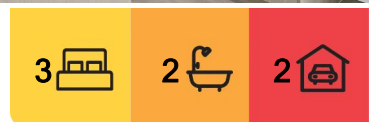
The sleek kitchen, featuring semi-integrated appliances, is perfect for those who enjoy cooking and entertaining. A front load washer and dryer combo adds ease to everyday living, while the three spacious bedrooms provide a peaceful retreat at the end of the day.

Features include:

- Three spacious bedrooms
- Open plan living space



**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 Lease**  
Please Call

**View**  
[ljhooker.com.au/2D08FHK](http://ljhooker.com.au/2D08FHK)

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**EER** ★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

- Premium finishes throughout
  - Front load washer/dryer combo
  - Semi-integrated dishwasher
  - Desirable location
- No current EER

This property features an embedded network for internet via lightning broadband as well as hot water and electricity, with tenants required to connect to Evo Energy.

The property does not comply with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

#### Suburb Snapshot

The District of Gungahlin is one of the original eighteen districts of the Australian Capital Territory used in land administration. The district is subdivided into divisions (suburbs), sections and blocks. Gungahlin is an Aboriginal word meaning either "white man's house" or "little rocky hill".

Within the district is Canberra's northernmost town centre that is situated 10 kilometres (6.2 mi) north of Canberra city centre. The town centre is one of five satellites of Canberra, seated in Woden, Tuggeranong, Weston Creek and Belconnen.

The traditional custodians of the district are the indigenous people of the Ngunnawal tribe.

#### Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

#### PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/\\_data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/_data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)



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## More About this Property

<b>Property ID</b>	2D08FHK
<b>Property Type</b>	Townhouse
<b>Including</b>	Intercom Balcony

**Ashleigh Ford 0459 789 853**

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