

321/61 Camilleri Way, Gungahlin

A NUE Place To Live

Welcome to Unit 321 Nue —designed by award-winning architectural firm, Judd Studios, and developed and built by CORE Developments, this is a premium apartment within a spectacular complex completed this year.




This brand-new one bedroom apartment has spectacular views back to the City and Parliament House from the living room, and the bedroom.

Given the proximity to the Manning Clark Light Rail Station, and the Gungahlin Town Centre, it is perfectly located for convenience to the shops, and the seamless public transport back into the City.

Single-level living will attract downsizers, and the 57sqm internally is large enough for two professionals to live comfortably.

The sleek dark colour scheme in this apartment stands out and draws your eye to the views out the double glazed windows across the Mulangari Reserve beyond.

First Home Buyers, Investors, Owner Occupiers or Downsizers, this apartment will suit all buyers.

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FOR SALE
\$425,000+

AGENTS

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Interested parties must rely solely on their own enquiries.



Nue Gungahlin also offers a Work From Home facility on level 6, with an enormous terrace featuring BBQ facilities to suit you and your guests at anytime day or night.

Features of Unit 321:

- Full sized bedroom, with external windows and built-in robes
- Bathroom with full-height tiling
- Light-filled open-plan living and dining area with hybrid timber flooring
- European laundry with washer/dryer combo
- Reverse-cycle split system for year-round comfort
- Video intercom and secure lift access
- Secure basement car space plus a lockable storage cage
- EER (Energy Efficiency Rating): 6.0 Stars

Numbers

- Internal Living: 58sqm (approx.)
- Balcony: 9sqm (approx.)
- Total residence: 67sqm (approx.)
- EER 6

Prices

- Strata Levies: \$1,955 per annum (approx.)
- Rates: \$1800 per annum (approx.)
- Land Tax (Investors only): \$2,010 per annum (approx.)
- Rental estimate (unfurnished): \$600-625 per week (approx.)

MORE DETAILS

Property ID	2DXDFHK
Property Type	Apartment
EER	6

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