



46/11 Camilleri Way, Gungahlin

One of Gungahlin's Finest Views - Near New Oversized 2 Bedroom Ensuite Apartment

This truly exceptional single level apartment features an abundance of space with approximately 86sqm of living and a 20sqm balcony. The high ceilings, double glazed windows and sliding doors enhance the sense of space. The apartment is bathed in natural sunlight and offers spectacular views across the Mullangarri Grasslands back to Black Mountain Tower and the City.

Situated on the edge of the Gungahlin Town Centre, Amici boasts excellent proximity to premier retail, dining, and entertainment options, including two Light Rail stops within a mere 250 meters.

APARTMENT HIGHLIGHTS:

- Premium Franke appliances
- External ducted rangehood
- Efficient ducted and zoned air-conditioning and heating
- Luxurious stone benchtops and tiled splashbacks
- Full-height tiling
- Low body corporate fees
- Gymnasium within complex

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.

2 2 2

FOR SALE
$679,000

VIEW
Sat 7th Nov @ 9:30AM - 9:45AM

AGENTS
Ben Jones
0420863351
ben.jones@ljhookerprojects.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

LJ Hooker

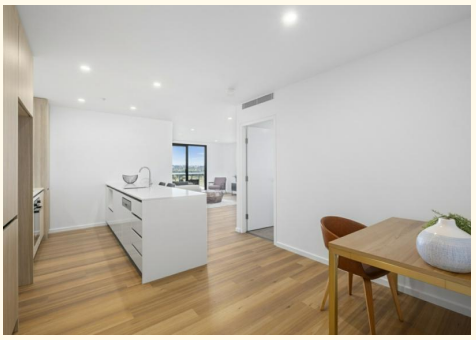
Numbers (all approx)

Living 90m2
Balcony 20m2
Strata $1614 per quarter INCL Sinking Fund
EER 6
Be Quick, this property won't last long... Call for a private inspection today!

Disclaimer:
Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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 DETAILS

Property ID	2G5NFHK
Property Type	Apartment
EER	6
Including	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Intercom
	Balcony
	Gym
	Dishwasher
	Floorboards
	Built-in-Robes

Ben Jones 0420863351
ACT & NSW Licensed Agent | ben.jones@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au

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.



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.