



613/61 Camilleri Way, Gungahlin

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## Luxury Living with Breathtaking Grassland Views

**FOR SALE**  
\$529,900+

### AGENTS

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### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

Experience elevated modern living in this brand-new 1-bedroom + study residence in the newly completed NUE complex by Core Developments, perfectly positioned in a thriving, well-connected pocket overlooking the tranquil Mullangari Grasslands. Situated on Level 6, this home features an expansive 88sqm private balcony with uninterrupted panoramic views, creating a rare blend of serenity and sophistication.

Designed with high-end finishes throughout, the apartment offers a light-filled open-plan layout, a premium kitchen with quality appliances, and a dedicated study that's perfect for remote work or guest accommodation. The spacious interior seamlessly flows to the oversized balcony, delivering an exceptional indoor—outdoor lifestyle seldom found in modern apartment living. With secure entry, lift access, and beautifully designed common areas, the NUE building sets a new standard for contemporary living.

- Development completed in 2025
- 66sqm Internal Living
- Oversized 88sqm balcony
- Franke appliances
- Intercom system

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.

 **LJ Hooker**

- Secure basement parking and storage cage
- Co-working space and BBQ area on level 6
- Timber vinyl flooring throughout
- Reverse cycle split system in living area
- Rates approx. \$2,000 p/a
- Body corporate approx. \$3,100 p/q

## MORE DETAILS

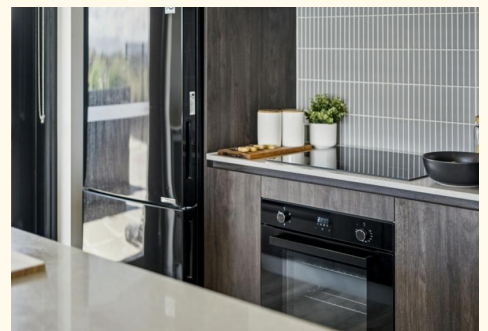
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Property Type                Apartment  
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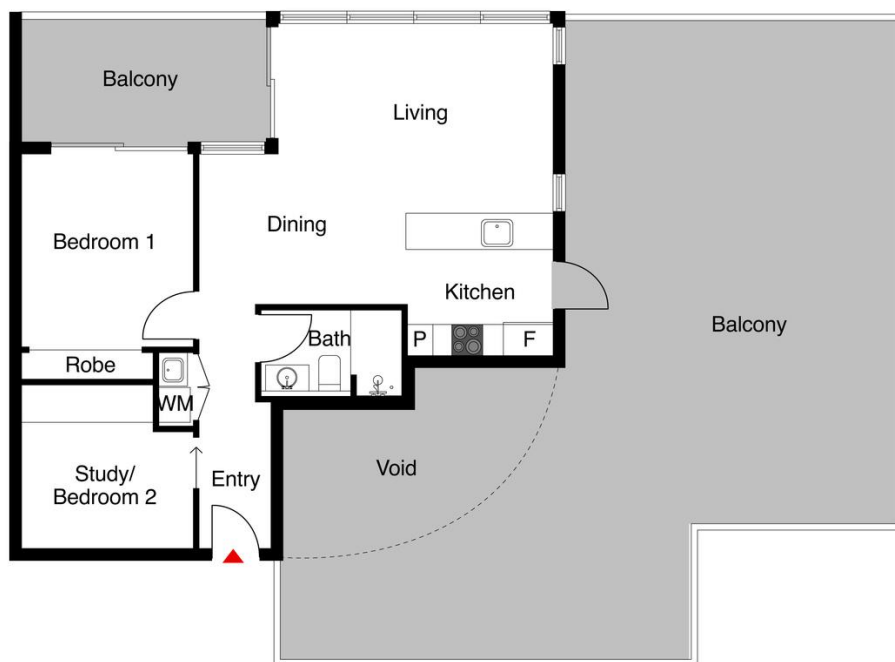
**James Herbert 0400 853 501**

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

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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