



69/11 Camilleri Way, Gungahlin

Northerly Aspect - 3 Bed - Gungahlin Town Centre

This exceptional apartment at Amici offers an unparalleled combination of functionality, elegance, and convenience.

Designed to maximize comfort and ease, this property provides 3 bedrooms along with two bathrooms and two side by side carspaces. The balcony has breathtaking North-Westerly views over Gungahlin.

Spacious & Sophisticated Living

A thoughtfully designed layout providing flexibility for families or professionals

Expansive yet private balcony, ideal for entertaining and relaxation
High ceilings and double-glazed windows & sliding doors, enhancing natural light and insulation

Prime Location & Unmatched Convenience

Situated on the edge of Gungahlin Town Centre, providing immediate access to premier retail, dining, and entertainment options

Two Light Rail stops within 250m, ensuring seamless connectivity to the city and beyond

Surrounded by an array of lifestyle amenities, enhancing the convenience of urban living

3 2 2

FOR SALE

\$639,000

AGENTS

Ben Jones

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AGENCY

LJ Hooker Canberra City

(02) 6249 7700

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.



Premium Features & Finishes

Double-glazed windows & sliding doors, ensuring superior thermal and acoustic insulation

High-end Franke appliances, offering premium quality and modern aesthetics

Externally ducted rangehood, efficiently managing ventilation

Ducted air-conditioning & heating, providing year-round climate control

Elegant stone benchtops & tiled splashbacks, adding a touch of sophistication to the kitchen

Full-height tiling in bathrooms, creating a refined and contemporary finish

Low body corporate fees, ensuring cost-effective maintenance

- site gymnasium, offering residents added convenience and wellness facilities

By the Numbers

Living Area: 80m²

Balcony: 18m²

Strata \$1,250 pq approx

EER 6 STARS

This rare and prestigious opportunity is not to be missed. Contact us today to arrange a private inspection.

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.

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MORE DETAILS

Property ID	2DYRFHK
Property Type	Apartment
EER	6
Including	Air Conditioning
	Intercom
	Balcony
	Dishwasher
	Built-in-Robes

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

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