







76/11 Camilleri Way, Gungahlin

Three Bedroom with Space, Style & Sweeping Views

Positioned on the top floor of the highly regarded Amici development, Apartment 76 delivers a sophisticated blend of space, functionality and contemporary comfort. With three bedrooms, two bathrooms and two secure side-by-side car spaces, this beautifully appointed residence offers an exceptional lifestyle opportunity on the edge of Gungahlin Town Centre.

The spacious open-plan living and dining area extends seamlessly to a generous private balcony, where sweeping north-easterly views across the Mulangarri Grasslands and towards Gungahlin Town Centre create an impressive backdrop for entertaining or relaxing.

Designed for Modern Living

- Three generous bedrooms, including a well-appointed main suite
- Two stylish bathrooms with full-height tiling
- Spacious open-plan living and dining area
- Generous private balcony with expansive north-easterly views
- Two secure side-by-side car spaces
- High ceilings and double-glazed windows and sliding doors
- Thoughtfully designed floorplan offering excellent flexibility

3 2 2

FOR SALE
$635,000

VIEW
Sat 7th Nov @ 9:00AM - 9:15AM

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

Gabby Woods
0449 901 115
gabby.woods@ljhcanberracity.com.au

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.

LJ Hooker

Quality Finishes Throughout

The contemporary kitchen is finished with elegant stone benchtops, tiled splashbacks and premium Franke appliances, complemented by an external ducted rangehood for efficient ventilation.

Year-round comfort is assured with ducted heating and cooling, while double glazing provides excellent thermal and acoustic insulation. Residents also enjoy access to an on-site gymnasium, adding further convenience to an already well-connected lifestyle.

Connected Gungahlin Living

Ideally positioned on the doorstep of Gungahlin Town Centre, the apartment places an extensive selection of cafés, restaurants, retail and everyday amenities within easy reach.

With two light rail stops located within approximately 250 metres, commuting to Canberra City and beyond is effortless, while the surrounding parks, recreational facilities and lifestyle amenities make this an outstanding location for modern living.

Key Details

" Living area: 80m²
" Balcony: 18m²
- Strata: $1,250 p.q (Approx.)
- Rates: $1,517 p.a (Approx.)
- EER: 6 stars
- Two secure side-by-side car spaces
- Top-floor position
- site gymnasium

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.



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.

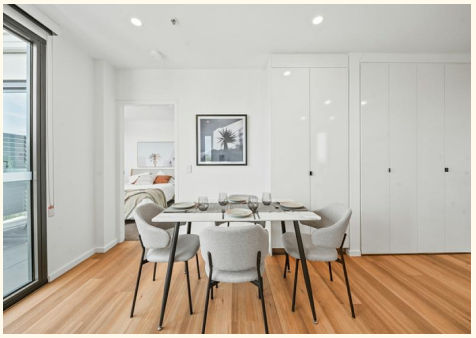
MORE DETAILS

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







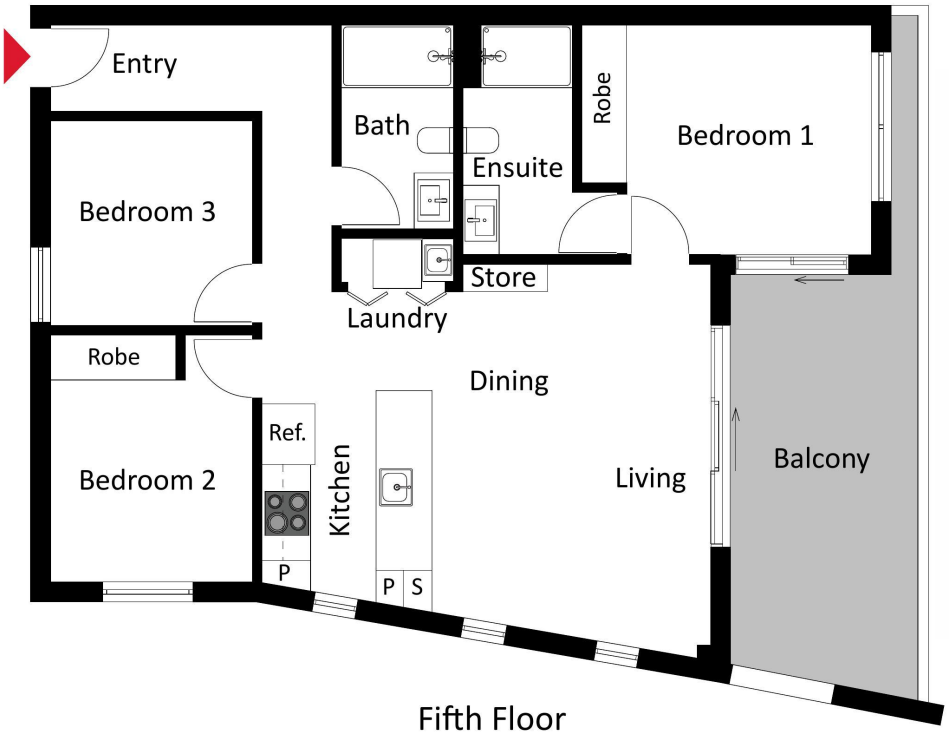




Ben Jones 0420863351
ACT & NSW Licensed Agent | ben.jones@ljhookerprojects.com.au
Gabby Woods 0449 901 115
Sales Consultant | gabby.woods@ljhcanberracity.com.au

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.



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.

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.