







84/11 Camilleri Way, Gungahlin

Boutique Complex, Oversized Balcony and Unobstructed Brindabella Views

Positioned within the sought-after Amici development in Gungahlin, this beautifully appointed two-bedroom apartment offers the perfect combination of modern comfort, functionality and convenience. Enjoying an elevated westerly aspect, the residence provides a peaceful retreat just moments from Gungahlin Town Centre.

The thoughtfully designed floor plan features a spacious open-plan living and dining area, enhanced by natural light. Extending from the living area is a generous 20m² balcony, providing the perfect setting for outdoor entertaining, relaxing or enjoying the surrounding outlook.

The contemporary kitchen combines style and practicality, featuring stone benchtops, Franke appliances and ample cabinetry, while seamlessly connecting with the adjoining living and dining spaces.

Accommodation comprises two generously sized bedrooms, both complete with built-in wardrobes. The main bedroom features an ensuite, while the second bedroom is serviced by a stylish main bathroom. Additional comforts include ducted and zoned heating and

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FOR SALE
$559,000+

VIEW
Sat 21st Nov @ 9:30AM - 9:45AM

AGENTS

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cooling throughout, secure parking for two vehicles and a storage cage.

Residents of Amici also enjoy access to communal terraces and an onsite gym, further enhancing the lifestyle appeal of this popular complex.

Ideally located on the edge of Gungahlin Town Centre, the apartment offers easy access to shopping, cafes, restaurants and recreational facilities. Nearby Light Rail stops provide convenient connections to the Canberra CBD, while surrounding parks and walking trails offer an appealing balance of urban convenience and natural surroundings.

Features

- Elevated westerly aspect from the 5th floor (of six)
- Two spacious bedrooms with built-in wardrobes
- " Main bedroom with private ensuite
- " Generous 20m² balcony
- Modern kitchen with stone benchtops and quality appliances
- Ducted heating and cooling throughout
- Secure parking for two vehicles with storage cage
- Access to communal terraces and resident gym
- Walking distance to Gungahlin Town Centre and Light Rail
- Close to parks, walking trails and local amenities

Property Details

Internal Living: 76m² (approx.)
Balcony: 20m² (approx.)
Body Corporate: $1,349 p.q (Approx.)
Rates: $1,811.48 p.a (Approx.)
Land Tax: $2,065.28 p.a (Approx.)

EER: 6.0
Complex: Amici

Disclaimer:
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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.

EER ★★★★★★

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LJ Hooker

MORE DETAILS

Property ID	2GN5FHK
Property Type	Apartment
EER	6
Including	Air Conditioning Ducted Cooling Ducted Heating Intercom Balcony Dishwasher











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