



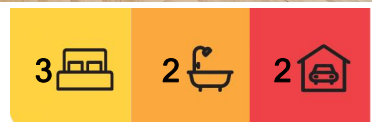
## Gungahlin, 91/11 Camilleri Way

One of Gungahlin's Finest Penthouse Opportunities —  
Brand New Apartment

This truly exceptional single level penthouse features an abundance of space with over 109sqm of living and a wrap around 65sqm balcony. The home provides options for formal and informal living and dining areas, along with a segregated multipurpose room and Canberra's prized North Easterly aspect.

The lavish high ceilings and double glazed windows and sliding doors enhance the sense of space while bathing the apartment in natural sunlight and spectacular views across the Mullangarri Grasslands back to Black Mountain Tower.

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.



**For Sale**  
\$799,000+

**View**  
[ljhooker.com.au/2AKQFHK](https://ljhooker.com.au/2AKQFHK)

**Contact**  
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**Disclaimer:** 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.

**EER** ★★★★★★

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

#### APARTMENT HIGHLIGHTS:

- \*Double glazed windows and sliding doors
- \*Premium Frankie appliances
- \*External ducted rangehood
- \*Efficient ducted air-conditioning and heating
- \*Luxurious stone benchtops and tiled splashbacks
- \*Full-height tiling
- \*Low body corporate fees
- \*Gymnasium within complex

Living 109m2

Balcony 65m2

Be Quick, this property won't last long... Call for a private inspection today!

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 About this Property

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

**Ben Jones 0420863351**

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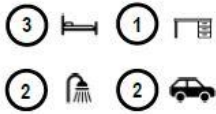
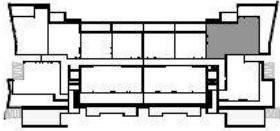


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# amici

## UNIT 91 SIXTH FLOOR



LIVING AREA: 109m<sup>2</sup>  
BALCONY / COURTYARD: 65m<sup>2</sup>  
TOTAL AREA: 174m<sup>2</sup>



SCALE BAR 1:100 @ A4

**IMPORTANT DISCLAIMER, PLEASE READ CAREFULLY**  
Indicative only. Dimensions, design features, floor areas, specifications and room configurations subject to change without notice. Any furniture shown is not included. The Development is not completed and so the final product may differ from depicted in this floorplan. Buyer should refer to and rely on the Identification Plan include in the Disclosure documents. Subject to variations in accordance with contract Terms.

**LJ Hooker**  
Project Marketing ACT

**LJ Hooker**

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

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