



A02/63 Camilleri Way, Gungahlin




Your NUE Address Awaits

Step into modern sophistication at Nue, Gungahlin's most exciting new development. This as new townhouse combines sleek design with a prime location just moments from the vibrant Gungahlin town centre. Surrounded by picturesque grasslands and walking trails, it blends urban convenience with natural serenity.

The home opens through a secure, spacious courtyard into a light-filled open-plan living, kitchen, and dining area. Neutral tones, clean lines, and premium finishes set the tone, while the kitchen impresses with an island bench that doubles as a breakfast bar, ample storage, and modern appliances. Sliding doors lead to a north-facing rear courtyard drenched in sunlight, perfect for summer barbecues or quiet evening drinks. A guest powder room adds extra convenience on this level.

Upstairs, the middle floor is a true parents' retreat, featuring a generous bedroom with built-in robe, a sleek ensuite, and a private balcony overlooking the tranquil grasslands. A separate living area and study nook provide flexibility.

The top level offers two additional bedrooms, each with built-in robes and a private balcony, plus expansive extra storage. Completing the picture is a secure tandem lock-up garage in the basement with

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FOR SALE

Offers Over \$875,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

internal access and a European laundry.

From sunrise walks to evenings exploring Gungahlin's dining scene, this property delivers the perfect balance of lifestyle and location. With cafes, restaurants and shopping close by, everything you need is within easy reach. The Light Rail, just a short 500m stroll from your front door offers easy access to the EPIC farmers markets, Canberra Inner North and the CBD.

Fresh, stylish, and thoughtfully designed, this is your opportunity to secure a home in one of Gungahlin's hottest new addresses.

At a glance:

- Located in the recently completed 'Nue' development
- Sleek, contemporary design with neutral tones and clean lines
- Light-filled open plan living, kitchen and dining area
- Powder room on ground level
- Main bedroom with built-in-robe, ensuite and balcony
- Two additional bedrooms with built-in robes and private balconies
- Second living area and study nook
- Expansive storage throughout
- Reverse-cycle air-conditioning
- Picturesque views to the Mulanggari Grasslands
- Secure, spacious front courtyard
- North-facing rear courtyard
- Secure tandem lock-up garage
- Within a 12-minute walk to the Gungahlin Town Centre
- Within a 5-minute walk to the Light Rail

MORE DETAILS

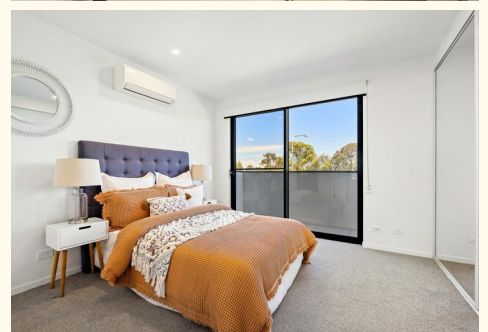
Property ID	1HKMXKF92
Property Type	Townhouse
House Size	135 m2
EER	6

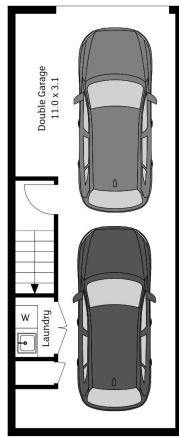
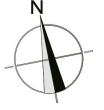
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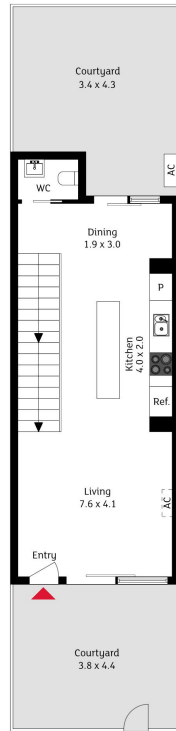
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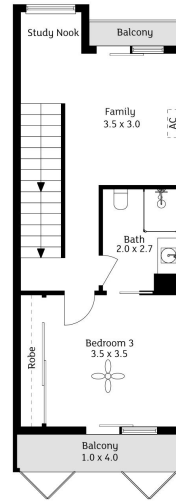




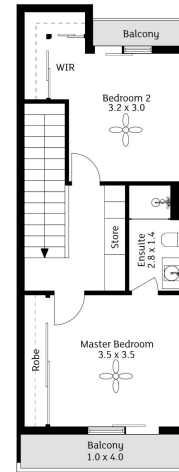
Ground Floor Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan

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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