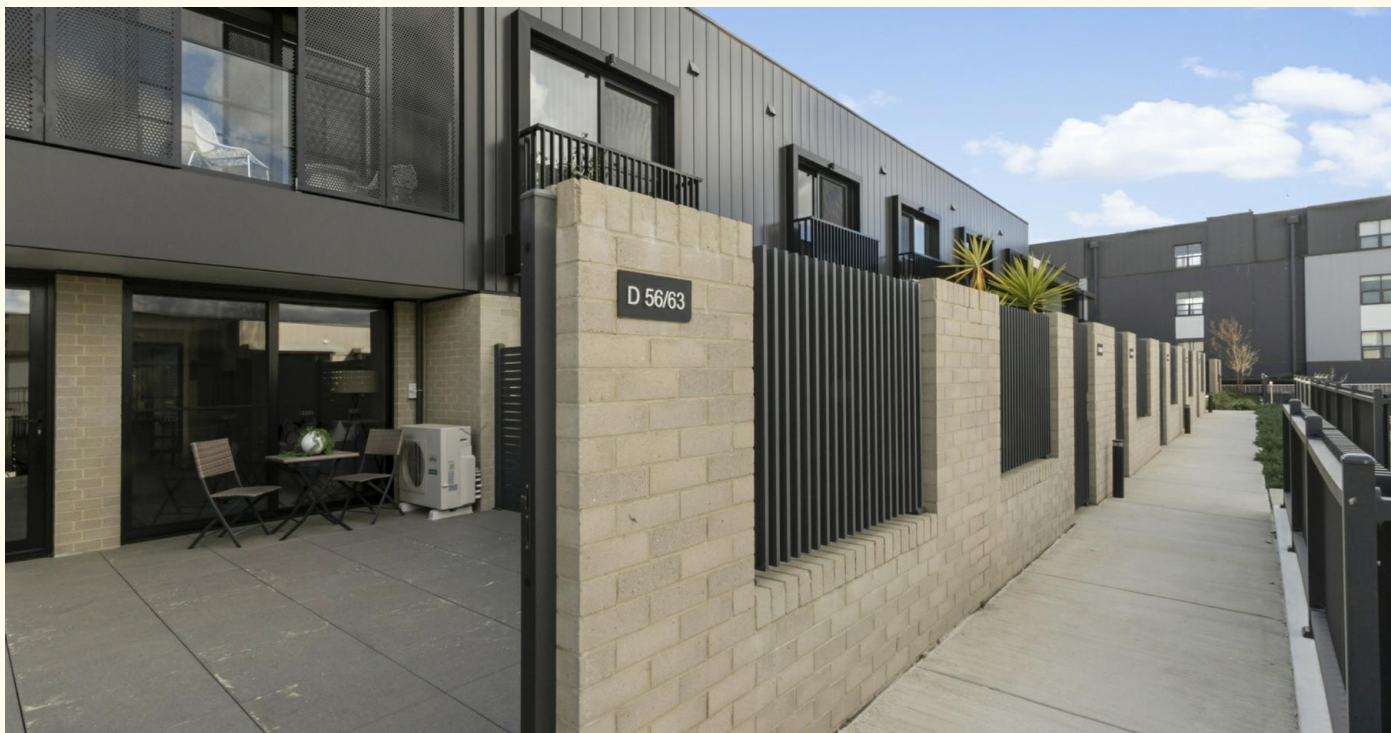




D56/63 Camilleri Way, Gungahlin

A Modern Start in a Connected Location

D56/63 Camilleri Way presents a fantastic opportunity for first home buyers, investors or those looking for a modern, low-maintenance property in a convenient Gungahlin location. Spread across four well-designed levels, the home offers a versatile layout with excellent separation between living, entertaining and accommodation spaces.

The main living level provides a light-filled open-plan kitchen, living and dining area, with a separate powder room creating a welcoming hub for everyday living and entertaining. The contemporary kitchen features quality appliances, generous cabinetry and a substantial island bench, while large glass doors open onto a private outdoor entertaining area.

The bedrooms are thoughtfully positioned throughout the home, offering flexibility and privacy, with the master bedroom enjoying its own private balcony. An additional living or rumpus area provides a versatile space that could be utilised as a second living zone, home office or retreat.

The contemporary bathroom is finished in a neutral palette with quality tiling, modern fixtures and a spacious frameless shower, while secure

3 2 2

FOR SALE
\$860,000+

VIEW
Thu 24th Sep @ 5:00PM - 5:30PM

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Interested parties must rely solely on their own enquiries.

LJ Hooker

two-car accommodation on the lower level adds further practicality.

Ideally positioned within the ever-popular Gungahlin precinct, the property is surrounded by an abundance of shops, cafés, restaurants and everyday amenities. Excellent public transport connections, including light rail, provide easy access to Canberra City and surrounding suburbs, while nearby parks, walking paths and recreational facilities offer plenty of opportunities to enjoy the outdoors.

Whether you're taking your first step into the property market, looking for a smart investment or simply seeking a contemporary home with plenty of flexibility, D56/63 Camilleri Way offers an exciting opportunity in a highly convenient location.

At a glance

- Four-storey townhouse with a versatile floorplan
- Three bedrooms plus additional living/rumpus space
- Modern kitchen with generous island bench
- Private outdoor entertaining area
- Master bedroom with private balcony
- Secure two-car accommodation
- Approx. 4-minute walk to nearby bus services
- Approx. 8-minute walk to Manning Clarke Light Rail Station
- Approx. 13-minute walk to Gungahlin Marketplace

MORE DETAILS

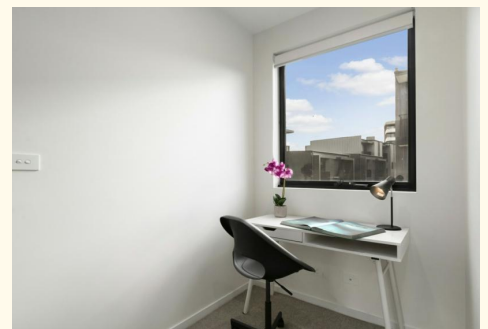
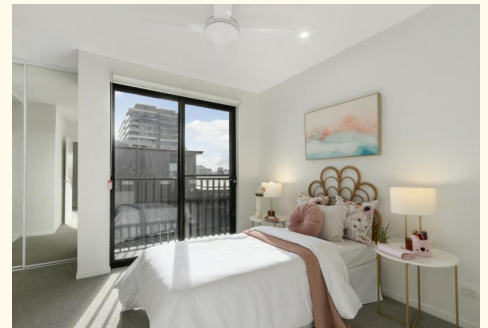
Property ID	1HKNKNF92
Property Type	Townhouse
House Size	124 m2
EER	6

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Level 1



Level 2



Ground Level



Lower Parking Level

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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