

# 15/11 Camilleri Way, Gungahlin, ACT 2912

STONE

## Apartment For Sale

Thursday, 11 April 2024

15/11 Camilleri Way, Gungahlin, ACT 2912

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 98 m2

Type: Apartment



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**\$549,000+**

Discover the charm and convenience with this first-floor 2-bedroom apartment, offering a comfortable and contemporary lifestyle in the heart of Gungahlin. Step inside to find a shared living-dining area, where natural light pours in through the windows, creating a warm and inviting atmosphere for relaxation and entertaining. The parallel kitchen layout maximises space and functionality, making meal preparation a breeze, while ample storage ensures a clutter-free living environment. Retreat to the master bedroom, complete with an ensuite and walk-in wardrobe, providing a private sanctuary for rest and rejuvenation. The laundry space offers added convenience for your daily chores. Outside, a unit-wide courtyard accessible from bedroom 2 and the living area extends your living space outdoors, perfect for enjoying morning coffee or evening gatherings with friends and family. Situated near the bustling Gungahlin Town Centre, this apartment offers unparalleled convenience, with shops, restaurants, and amenities just moments away. Whether you're commuting to work or exploring the vibrant townscape, this centrally located residence provides the perfect blend of comfort and accessibility for peaceful and vibrant Northern Canberra living.

**Features Overview:-** First floor apartment facing reserve- Single level floorplan- Located a short drive into Gungahlin Town Centre for shops, restaurants, transport, schools and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 2 years (built in 2022)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 77 sqm- Courtyard: 21 sqm- Total residence: 98 sqm

**Prices:-** Strata levies/Community title: \$728.13 per quarter- Rates: \$424.43 per quarter- Land Tax (Investors only): \$449.16 per quarter- Conservative rental estimate (unfurnished): \$540-\$560 per week

**Inside:-** New carpets throughout- New cooktop in kitchen- Shared living-dining area- Hybrid floor to kitchen and living - Open kitchen layout with soft close cupboards and drawers- European laundry space- Ensuite and walk-in wardrobe to master bedroom- Ample storage space throughout- Zoned reverse cycle heating and cooling- Video intercom system with door release

**Outside:-** Unit-wide courtyard accessible from bedroom 2 and living area- Courtyard with access to communal rooftop space- Gym and BBQ facilities to complex- Single car space and storage cage in basement

Being the heart of the District, Gungahlin is highly sought, featuring local kids playgrounds, multiple schools, shopping centres, day care and an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi, commuting to the city is a breeze with easy access to the light rail network.

**Inspections:** We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au).

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