



## Phillip, 1103/11 Launceston Street

Luxury & Convenience in the Heart of Revamped Woden

Welcome home to Canberra's newest development! WOVA perfectly situated in the heart of the Woden Valley presents a rare opportunity for both investors and owner-occupiers alike!

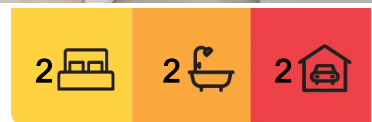
Be welcomed home to a large entrance way leading you directly into the open plan living and dining area with stunning view of the Brindabella's all year round! The kitchen comes included with stone benchtops with an undermount sink, Smeg electric oven, ceramic cooktop, dishwasher and undermount rangehood.

The main bedroom is the perfect retreat featuring a built-in robe and a private ensuite. While the second bedroom allows direct access to the balcony for the perfect relaxation spot.

Each bathroom comes included with semi-frameless shower screen, brushed Nickel



**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.



**For Sale**  
\$604,900+

**View**  
By Appointment

**Contact**  
**Samuel Thompson**  
0412 300 774  
samuel.thompson@ljhmanuka.com.au

**EER** ★★★★★★

**LJ Hooker Manuka**  
(02) 6239 5551

finished designer tapware and soft-close toilet suite with concealed cistern.

The unit has been complete with durable and stylish finishes, energy efficiency LED lighting throughout, reverse cycle air conditioning and secure underground parking and storage cage.

The WOVA amenities are endless included a lap pool & sauna, resident private cinema, co-working spaces, rooftop terraces, fitness studio and a chef's kitchen and dining room.

**Features:**

- 2-bedroom with built-in robes, 2-bathroom, 2 secure underground car parks
- Open plan living and dining area with stunning views of the Brindabella's
- Stone benchtops with undermount sink
- SMEG electric oven, ceramic cooktop, dishwasher and undermount rangehood
- Both bathrooms with semi-frameless shower screen, brushed nickel finished designer tapware and soft-close toilet suite with concealed cistern
- Dryer
- Energy efficient LED lights throughout
- Reverse cycle air conditioning
- Amenities include: lap pool & sauna, resident private cinema, co-working spaces, rooftop terraces, fitness studio, chef's kitchen and dining room
- Within a 10-minute walk to Westfield Woden and 15 minute drive to the Canberra City

**Disclaimer:** All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.

**Disclaimer:**

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

## More About this Property

<b>Property ID</b>	1TKEFMF
<b>Property Type</b>	Apartment
<b>House Size</b>	84 m <sup>2</sup>
<b>EER</b>	5.5
<b>Including</b>	Air Conditioning Intercom Balcony Gym Dishwasher Built-in-Robes Secure Parking Liveability

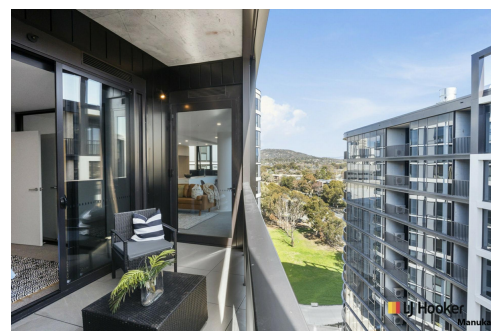
**Samuel Thompson 0412 300 774**

Property Consultant | [samuel.thompson@ljhmanuka.com.au](mailto:samuel.thompson@ljhmanuka.com.au)

**LJ Hooker Manuka (02) 6239 5551**

20 Bougainville Street, MANUKA ACT 2603

[manuka.ljhooker.com.au](http://manuka.ljhooker.com.au) | [manuka@ljhmanuka.com.au](mailto:manuka@ljhmanuka.com.au)



**LJ Hooker Manuka**  
**(02) 6239 5551**

**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.





**LJ Hooker**  
Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.