



135/Door T1-1016 WOVA, Phillip

BRAND NEW WITHOUT THE LONG WAIT


With WOVA nearly at completion, enjoy the benefit of a brand new apartment without the long wait.

This outstanding apartment combines style and functionality to create sophisticated, life-enriching spaces you'll want to come home to. Rich in high-end amenity, abundant transport options and once-in-a-generation value - this is set to redefine contemporary community living in Woden Valley.

Rarely does an opportunity like this arise to secure an apartment where sophistication and style flourishes. This premier location within the highly anticipated WOVA complex offers all this and more.

Light streams into this exceptionally spacious apartment from every window which allows you to enjoy the outstanding elevated views. The spacious living and dining area is enhanced by the access to the large balcony area allowing all year round entertaining. Offering a large bedroom, master bathroom, open plan kitchen with quality appliances and a secure car space completes the picture.

An ideal time to secure a high calibre property within the flourishing

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FOR SALE
\$499,000 +

VIEW
By Appointment

AGENTS

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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**

Woden Valley - enjoy walking distance to the Woden Town Centre, future CIT and light rail, The Canberra Hospital and ACT Government offices. Lifestyle and living conveniences are truly endless here.

Building Amenities:

- Lap pool & sauna
- Resident private cinema
- Co-working spaces
- Contemplative rooftop terrace
- Fitness studio
- Bar club lounge
- Chef's kitchen & dining room

Features & inclusions:

- Unit 135, Type 1a.1, Door 1016, Level 10
- Recessed LED downlights
- 20mm reconstituted stone benchtop
- Smeg 4-zone cooktop, 60mm oven and freestanding dishwasher plus fully ducted rangehood
- 4.5kg vented dryer
- Reverse cycle split system to each living and master bedroom
- CAT 5 cabling
- Secure access carspace and storage cage
- Internal living: 54m² (approx.)
- External living: 9m² (approx.)
- Minimum 5.0 EER
- Rental Estimate as of 18/04/2023: \$520.00 - \$550.00

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

MORE DETAILS

Property ID	J1DH5W
Property Type	Apartment
House Size	63 m ²
EER	5

Jane Macken 0408 662 119

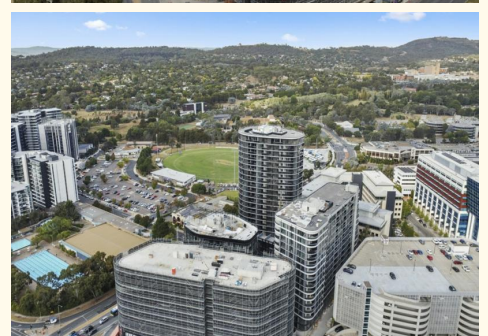
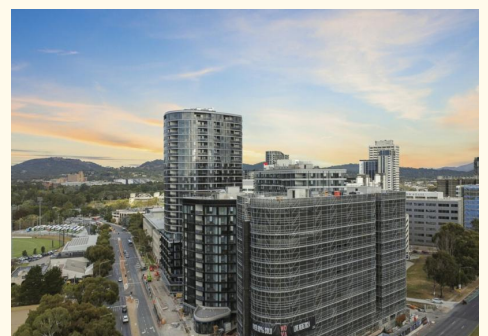
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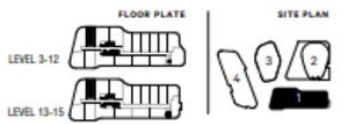


APT TYPE 1A.1 BUILDING 1

INTERNAL	51m ²
EXTERNAL	9m ²
TOTAL AREA	60m ²

APPLICABLE TO UNITS

310 430 510 630 710 830 910 1030 1110 1230
1310 1430 1510

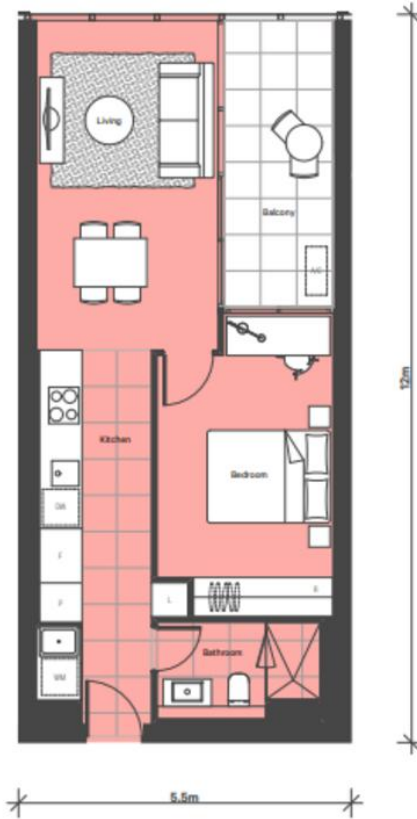


The plans should be used as a guide. They are designed to be accurate to the best of our knowledge, but we cannot guarantee or warrant the plans in the context of use or the building or construction. Design errors may occur in the contract and the plans, construction documents and any other professional services to understand their rights and obligations. Design changes to the development will be notified to accordance with the terms of the contract and requirements of the Civil and Property Act.

Some floor area calculations are taken from the interior size of wall, the construction of party wall and the exterior size of external area walls. Dimensions of internal wall thicknesses are given in millimetres and rounded up to the nearest millimetre. Some particular notes may not be shown. Examples of this, please refer to the notes, error messages, and other devices that are available only. Examples of errors, information or internet connection and the use are indicated only. Further information may only be available for reference only for the apartment, building, and other structural elements may only in attention and location throughout the building when constructed.



- LEGEND**
- AC Condenser
 - DM Dishwasher
 - F Fridge space
 - L Linen
 - P Pantry
 - S Storage
 - R Robe
 - WM Washing machine space



**WO
VA**