

1511/2 Furzer Street, Phillip

## INVEST IN WOVA!




INSPECTIONS AVAILABLE BY APPOINTMENT - Please contact Jane on 0408 662 119 or Emma on 0422 415 008 to inspect.

WOVA is complete and move in ready, 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 two large bedrooms, two bathrooms master with ensuite, open plan kitchen with quality appliances and a secure car space completes the picture.

2  2  2 

**FOR SALE**  
\$625,000 +

**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**

An ideal time to secure a high calibre property within the flourishing 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 407, Type 2A, Door 1511, Level 15
- 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: 80m2 (approx.)
- External living: 10m2 (approx.)
- Minimum 5.0 EER
- Currently rented for \$600.00 p/w until August 2025

**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	HHAH5W
Property Type	Apartment
House Size	90 m2
EER	5

**Jane Macken 0408 662 119**

Franchise Owner, Licensee, Licensed Agent ACT/NSW | jane.macken@ljhwodenweston.com.au

**Emma Irwin 0422415008**

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# APT TYPE 2A BUILDING 2

INTERNAL	80m <sup>2</sup>
EXTERNAL	10m <sup>2</sup>
TOTAL AREA	90m <sup>2</sup>

### APPLICABLE TO UNITS

707 711 807 811 807 911 1007 1011 1307 1311  
1207 1211 1307 1311 1407 1411 1507 1511 1607 1611  
1707 1711 1807 1811 1907 1911 2007 2011 2107 2111  
2207 2211

### FLOOR PLATE



### SITE PLAN



### LEVEL 7-22

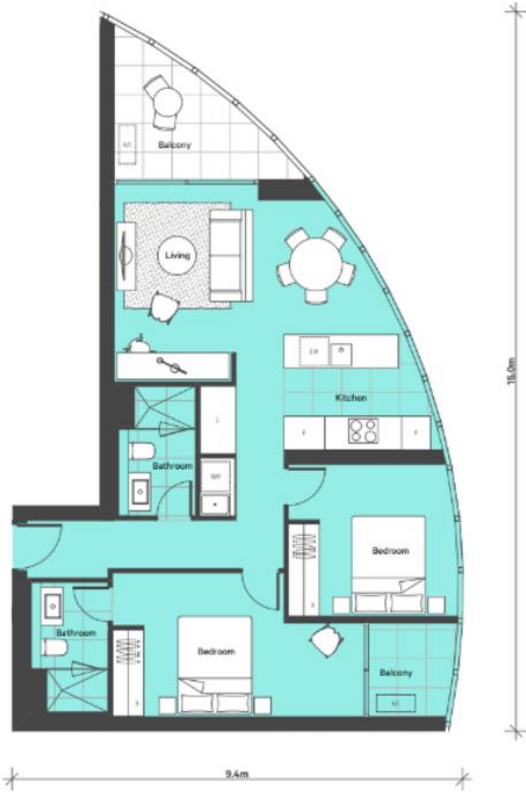


The plans should be used as a guide. They are believed to be accurate at the time of printing, but are not guaranteed to reflect the plan in the contract of sale or the building as constructed. Buyers should read the notes at the contract and the plan carefully before and not rely on information related to anything in or to the right and adjacent, except changes to the development will be notified in accordance with the terms of the contract and requirements of the Civil Law (Property) Act. These floor plans and drawings are subject to the existing laws of and with the intention of complying with the relevant laws of the jurisdiction. Dimensions of furniture and floor coverings, and fittings are not shown to scale, but located in the site for the reference only or as an advice regarding included. Some particular options may not be shown. Diagrams of filing, power points, telephones, service equipment, and other details that are indicative only. Location of assets, fixtures or items are not shown and the site are indicative only. These drawings may vary. All dimensions for units may not be depicted. Columns, balustrade, and other structural elements may vary in dimension and location throughout the building when constructed.



### LEGEND

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



**WO  
VA**