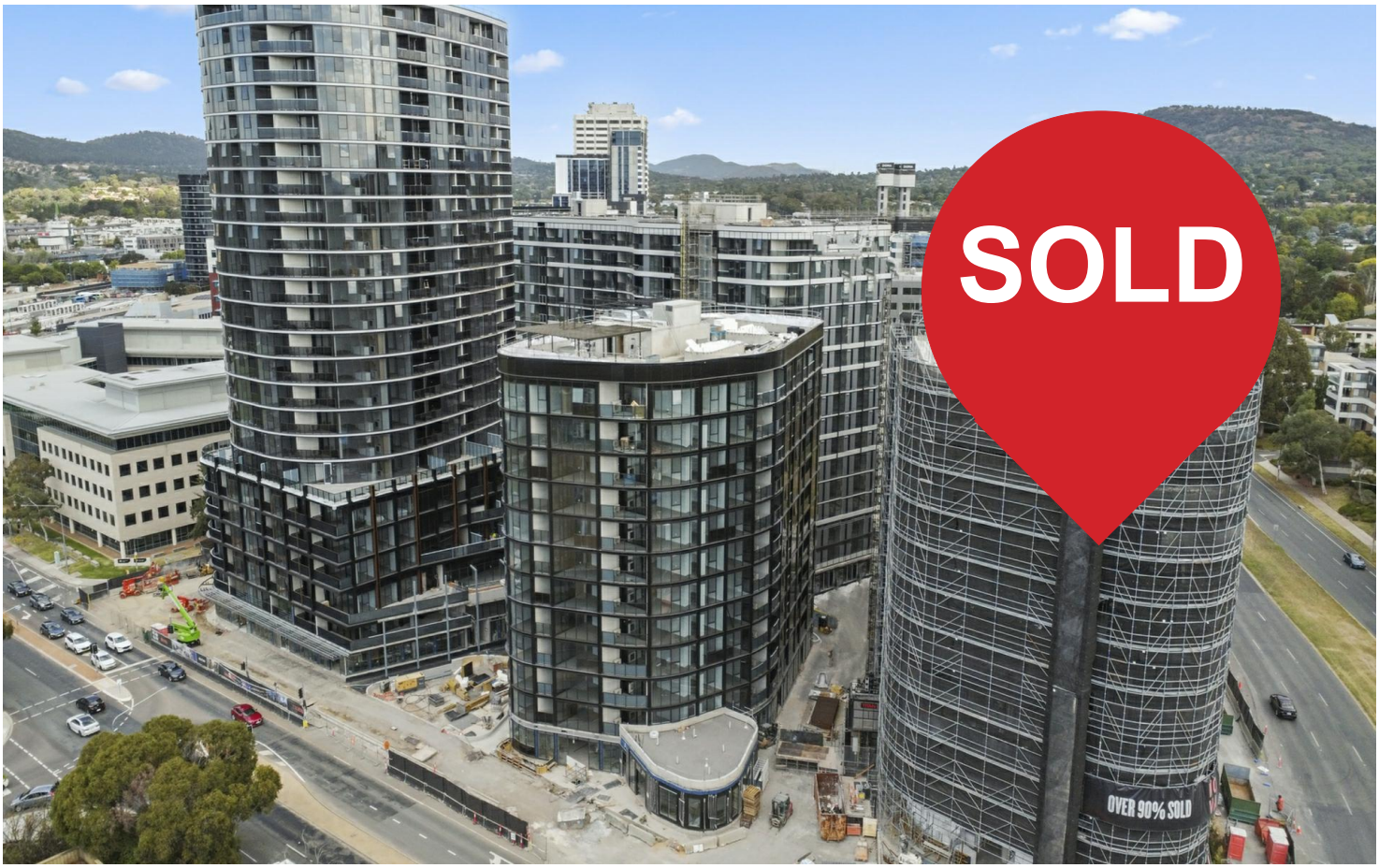

Phillip, 315/T2-803 WOVA

SALE REQUIRED PRIOR TO SETTLEMENT

1 1 1

For Sale
$399,000 +

View
ljhooker.com.au/H0NH5W

Contact
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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

EER ★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888

LJ Hooker

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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 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 315, Type 1F, Door 803, Level 8
*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: 50m2 (approx.)
*External living: 8m2 (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.

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More About this Property

Property ID	H0NH5W
Property Type	Apartment
House Size	58 m²
EER	5

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