



337/Door T2-1001 Wova, Phillip

INVESTORS DREAM!

This exceptional apartment seamlessly blends style and functionality to create elegant and enriching living spaces that you'll look forward to returning to. Brimming with luxurious amenities, a plethora of transport options, and unparalleled value, it is set to redefine modern community living in Woden Valley.

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

Now is a great time to secure a high-quality property in the thriving Woden Valley. You'll be within walking distance of the Woden Town Centre, future CIT and light rail, The Canberra Hospital, and ACT Government offices. The convenience and lifestyle benefits of living here are truly endless.

Building Amenities:

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

2 2 1

FOR SALE

\$549,000 +

VIEW

By Appointment

AGENTS

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AGENCY

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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.



Features & inclusions:

- Unit 337, Type 2-2C, Door 1001, Level 10
- Recessed LED downlights
- 20mm reconstituted stone benchtop
- Smeg 4-zone cooktop, 60mm oven and freestanding dishwasher plus fully ducted range hood
- 4.5kg vented dryer
- Reverse cycle split system to each living and master bedroom
- CAT 5 cabling
- Secure access to car spaces and storage cage
- Body corporate estimate \$709.84 p.q (approx.)
- Rental Estimate as of: \$650 - \$680 p/w (approx.)

Internal Living: 82m2 (approx.)

Balcony: 8m2 (approx.)

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	GXXH5W
Property Type	Apartment
House Size	90 m2
EER	5

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