



Phillip, 689/T4 - 405 WOVA Stage Two

WELCOME TO WOVA - LARGEST ONE BEDROOM, GROUND FLOOR APARTMENT AVAILABLE

This is a golden opportunity rich in high-end amenity, abundant transport options and once-in-a-generation value - that is set to redefine contemporary community living in Woden Valley.

Without compromising on space or style - this is one of the largest one-bedroom apartments available in WOVA, spread over an impressive 63m2 internal living & 8m2 balcony.

Natural light floods into the apartment via floor to ceiling double glazed windows, the balcony providing an extension to the living space with ease. The bedroom also gives access to the balcony, adding to the natural light and sense of space. High quality appliances and finishes through the designer kitchen and bathroom complete the picture.



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
\$475,000+

View
By Appointment

Contact
Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Robertson
0422415008
emma.robertson@ljhwodenweston.com.au

EER ★★★★★★

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(02) 6288 8888

WOVA is rich in amenity and location. This is not an opportunity to turn down for all first homes buyers, downsizers and investors.

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 689, Type 1B, Ebony colour scheme, Door T4-405, Ground level
- *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: 63m2 (approx.)
- *External living: 8m2 (approx.)
- *Minimum 5.0 EER
- *Rental Estimate as of 26/10/2023: \$520 - \$540 p/w
- *Body Corporate Estimate - \$2,278.10 p.a (approx.)

More About this Property

Property ID	GRCH5W
Property Type	Apartment
House Size	71 m ²
EER	5

Jane Macken 0408 662 119

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

Emma Robertson 0422415008

Sales Consultant to Jane Macken | emma.robertson@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

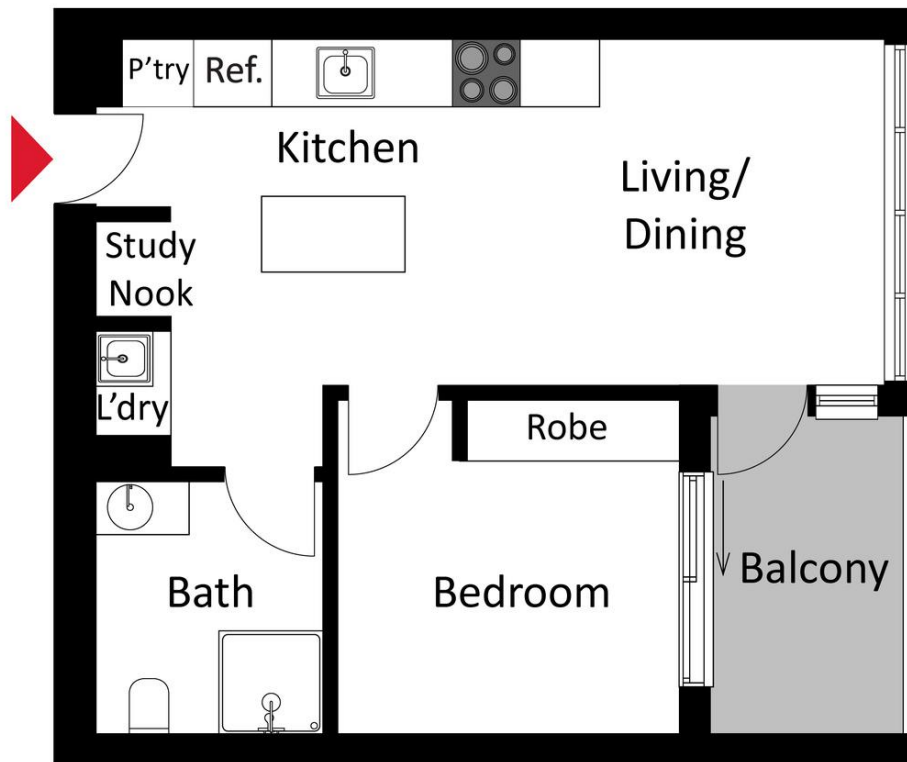
23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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