

689/T4 - 405 WOVA Stage Two, Phillip

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.

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

1 1 1

FOR SALE

\$475,000+

VIEW

By Appointment

AGENTS

Jane Macken

0408 662 119

jane.macken@ljhwodenweston.com.au

Emma Irwin

0422415008

emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston

(02) 6288 8888

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.



Building Amenities:

- Lap pool & sauna
- Resident private cinema
- 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.)

Disclaimer:

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	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

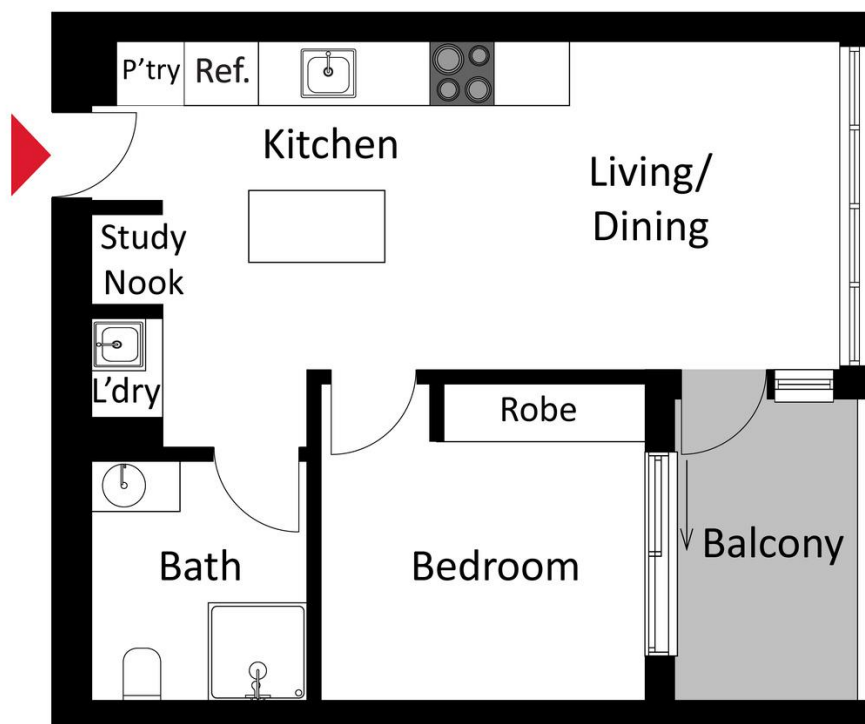
Emma Irwin 0422415008

Sales Consultant to Jane Macken |
emma.irwin@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





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.