

G01/220 Melrose Drive, Phillip

1 1 1

Ground-Floor Living with Private Access & Investment Appeal in the Heart of Woden

FOR SALE

\$399,000+

VIEW

By Appointment

AGENTS

Jane Macken

0408 662 119

jane.macken@ljhwodenweston.com.au

Emma Irwin

04224 15008

emma.irwin@ljhwodenweston.com.au

AGENCY

LJ Hooker Woden | Weston

(02) 6288 8888

Positioned within the highly regarded WOVA complex, this stylish ground-floor apartment offers the perfect blend of modern design, lifestyle convenience, and strong investment opportunity. Thoughtfully designed to maximise space and natural light, the home features floor-to-ceiling windows and a seamless connection to a generous courtyard - creating an inviting indoor-outdoor flow ideal for both relaxing and entertaining, rarely found in an apartment.

Inside, the intelligently crafted floorplan enhances functionality, incorporating a dedicated study space - perfect for those working from home or seeking additional flexibility. The open-plan living and dining area is complemented by a sleek galley-style kitchen, complete with stone benchtops, quality appliances, and ample storage. The bedroom is well-proportioned with mirrored built-in robes and floor to ceiling windows to maximise natural light from the living area. It is well positioned adjacent to the bathroom including large shower and quality fixtures and fittings. Reverse cycle heating and cooling ensure year-round comfort, plus a separate euro laundry and linen closet complete the picture.

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

Adding to its appeal, the property is currently leased at \$500 per week until December 2026, offering a secure and immediate return for investors. A standout feature is the courtyard's direct access to Melrose Drive via a secure, lockable gate, providing exceptional convenience for those who enjoy an easy walk into Woden Town Centre, nearby government offices, and surrounding amenities.

Residents of WOVA enjoy access to an exceptional suite of resort-style amenities, elevating everyday living to something truly special. Whether you're an astute investor or a buyer seeking lifestyle and location, this is an opportunity not to be missed.

Features:

- Ground-floor apartment with seamless indoor-outdoor living
- Private courtyard with secure, lockable gate and direct access to Melrose Drive
- Open plan living and dining with full-height windows
- Well-appointed kitchen with stone benchtops, electric cooking, dishwasher & storage
- Dedicated study space for work-from-home flexibility
- Spacious bedroom with mirrored built-in robes and floor to ceiling internal windows
- Reverse cycle heating and cooling unit
- European laundry with dryer
- CAT 5 cabling
- 1 secure car space plus storage cage with lift access
- Currently leased at \$500/week until December 2026

WOVA Resident Amenities:

- Lap pool & sauna
- Fully equipped gym
- Private cinema
- Co-working spaces
- Rooftop terrace
- Bar, club lounge & chef's kitchen

Living size: 50m2 living + 18m2 courtyard (approx.)

Rates: \$392.75 p.q (approx.)

Land tax: \$452.70 p.q (approx.)

Body corporate: \$700 p.q (approx.)

Construction: 2024

EER: 6 stars

MORE DETAILS

Property ID	JUSH5W
Property Type	Apartment
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

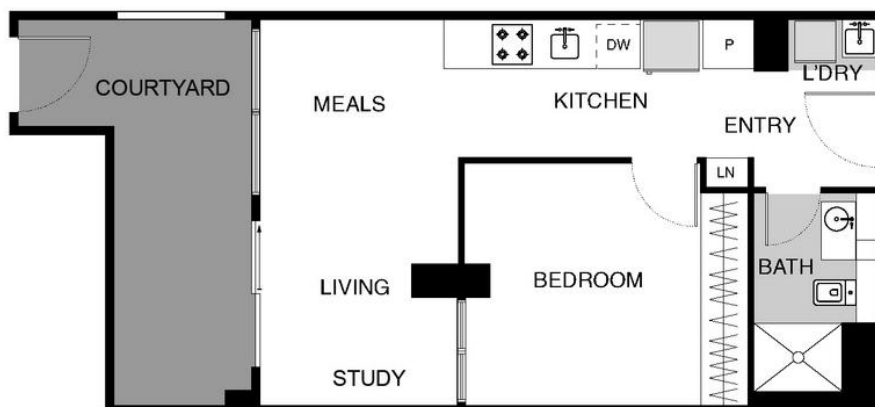
LJ Hooker Woden | Weston (02) 6288 8888

23 Brierly Street, WESTON CREEK ACT 2611

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



Floor Plan



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

LJ Hooker Woden/Weston

G01/220 Melrose Drive, Phillip

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