

Unit 617/T3 - 1104 WOVA, Phillip

TOP FLOOR APARTMENT!




With WOVA now complete, 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 enhanced by the access to the large balcony area allowing all year round entertaining. Offering a large bedroom, quality 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

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FOR SALE
\$509,000 +

VIEW
By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.

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offices. Lifestyle and living conveniences are truly endless here.

Building Amenities:

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

Features & inclusions:

- Unit 617, Type 1D, Door 1104, Level 11
- 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:

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MORE DETAILS

Property ID	GZZH5W
Property Type	Apartment
House Size	58 m ²
EER	5

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APT TYPE 1D BUILDING 3

INTERNAL	50 m ²
EXTERNAL	8 m ²
TOTAL AREA	58 m ²

APPLICABLE TO UNITS

105	305	505	705	905	1104
205	405	605	805	1005	

FLOOR PLATE



SITE PLAN



SCALE BAR

DRAWING No: M-C1004

REV: 2

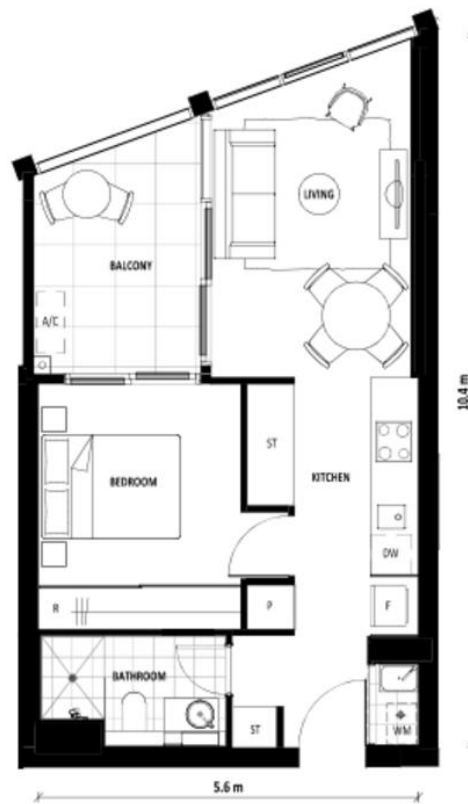
DATE: 30.07.2022

The plans should be used as a guide. They are prepared to the accuracy of the time of printing and are not guaranteed to reflect the state in the context of sale of the building or construction. Buyers should read the terms of the contract and the sales contract before and use an architectural advisor to understand their rights and obligations. Budget changes to the development will be notified to applicants with the terms of the contract and requirements of the Civil Law provisions. These floor area calculations are taken from the relevant floor of each unit. The dimensions of each unit and the external floor of common areas walls. Dimensions of 2D walls and floor surface area of common areas are not shown. To obtain the actual area for the floor and ceiling are not shown. Other materials included. Some particular options may not be shown. Examples of filling, glass panels, handrails, screen equipment, and shade devices (not) are indicated only. Location of doors, windows or external connections and the site are indicated only. Visual elements may vary depending on the contract. They may be depicted in detail, omitted and other drawings elements may vary in dimension and location throughout the building when constructed.



LEGEND

- AC: CLOSET/ROCK
- DW: WINDOW/DOOR
- F: FLOOR SPACE
- R: RAMP
- ST: STAIR
- K: KITCHEN
- WB: WASHING MACHINE SPACE
- LBH: LAUNDRY



**WO
VA**