

# T4 - 405 WOVA Stage Two, Phillip, ACT 2606

## Apartment For Sale

Friday, 27 October 2023

T4 - 405 WOVA Stage Two, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 71 m2**

**Type: Apartment**



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**\$509,000 +**

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 63m<sup>2</sup> internal living & 8m<sup>2</sup> 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.

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: 63m<sup>2</sup> (approx.) • External living: 8m<sup>2</sup> (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.)