



## FOR SALE

### DESIGNED TO IMPRESS – AND BUILT TO LIVE IN

Positioned in the vibrant heart of Woden, this modern one-bedroom apartment in the coveted WOVA development is a true standout. Ready to move in mid July, this home also offers the unique opportunity to purchase fully furnished – simply unpack and enjoy your new lifestyle right away,

Step inside and be impressed by the functional and spacious layout. A full-sized kitchen – far larger than what you'll find in many new developments – offers stone benchtops, quality appliances, ample cabinetry and a layout that's both practical and stylish. It seamlessly connects to both the lounge & separate dining area, creating the perfect indoor/outdoor connection for entertaining or unwinding. The clever design ensures every square metre is well used, with no wasted hallway space and distinct areas to live, dine and relax.

The bedroom is generously sized, with a wall-to-wall mirrored built-in robe, while the modern bathroom features designer touches, custom hung vanity, walk in shower & generous storage.

Residents of WOVA enjoy access to some of the city's most impressive shared amenities – including a indoor heated lap pool, fully equipped gym and fitness studio, sauna, and beautifully appointed co-working spaces that make working from home effortless. Entertain guests with access to private lounges, a chef's kitchen and a rooftop BBQ terrace, or catch up with friends in the cinema and games room. It's the ultimate low-maintenance lifestyle in a thriving location.

Perfectly suited to first-home buyers, professionals, downsizers or savvy investors, this apartment offers lifestyle, comfort and convenience in one of Canberra's most rapidly evolving precincts.

#### Apartment Features

- Ready to move in
- Option to purchase furnished
- Spacious kitchen with generous bench space & storage
- Separate lounge & dining spaces
- Modern colour scheme and soft neutral tones
- Spacious bedroom with mirrored built-in robe

1 BED | 1 BATH | 1 CAR

**PRICE:**  
\$435,000

**OPEN FOR INSPECTION:**  
Aug 2 at 10:00am - 10:30am



**Sarah Cooper**  
**0478847993**  
sarah@thepropertyagents.com.au  
[thepropertyagents.com.au](http://thepropertyagents.com.au)