



**513/220 Melrose Drive Phillip ACT**

One bedroom without car parking!!!

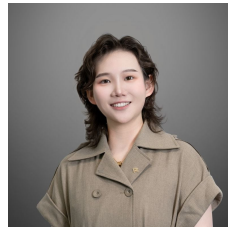
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Explore a new dimension of luxury living at WOVA-the latest premier residence in Philip, Canberra. Discover the epitome of modern living in the brand-new two-bedroom apartment, nestled in an incredible location that offers both

1 1

**Type** : Apartment  
**View** : <https://www.ruizproperty.com.au/lease/act/woden-valley/philip/residential/apartment/8268995>



**Gloria Luo**  
**0402 267 667**

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# APT TYPE 1C BUILDING 4

INTERNAL	50 m <sup>2</sup>
EXTERNAL	8 m <sup>2</sup>
TOTAL AREA	58 m <sup>2</sup>

## APPLICABLE TO UNITS

113	313	513	713	913	1113
213	413	613	813	1013	

### FLOOR PLATE



DRAWING No.	REV	DATE
M-D1007	2	17.02.2022

The plans should be used as a guide. They are defined to the accuracy of the floor of pointing but are not guaranteed to reflect the actual in use dimensions of any of the building or construction. Before starting work the owner or the contractor and the other concerned parties should seek professional advice to understand their rights and obligations. Change orders to the development will be notified to correspond with the terms of the contract and equipment of the Unit (see Program Unit). Other floor area calculations will take from the exterior face of all walls, the exterior face of party walls and the exterior face of common area walls. Dimensions of balconies and floor coverings, and things are not drawn to scale, are included in the site for the indicated price or at all other relevant included. Some electrical systems may not be shown. Details of WPA, power panel, structural, ceiling equipment, and other devices shall be indicated with location of power, telephone or internet connection and the like are indicated only. Layout elements may vary. Substrate for concrete may not be shown. Substrate, including all other structural elements may vary in dimension and location throughout the building when constructed.



### LEGEND

- AC CONDENSATE
- DW DOWNWIND
- F FLOOR SPACE
- P PANTRY
- ST STAIRCASE
- B BOMB
- WW WATERWASHING SPACE
- LDW LADDER



**WO  
VA**