



1215/1 Brewer Street, Phillip

Modern Two-Bedroom Apartment at The Shard

Located within the highly sought-after The Shard development at 1 Brewer Street, Phillip, this beautifully presented two-bedroom apartment offers modern living in a convenient Woden Valley location.

The apartment features two well-sized bedrooms, two bathrooms and the added convenience of two private car spaces, making it an ideal choice for professionals, couples or those looking for additional space.

The open-plan living and dining area provides a comfortable setting for everyday living and entertaining, while the modern kitchen offers a practical and stylish space to prepare meals.

Both bedrooms provide comfortable accommodation, with the main bedroom benefiting from its own ensuite for added privacy and convenience.

Positioned in the heart of Phillip, you're close to Westfield Woden, the Canberra Hospital, local cafes, restaurants, public transport and a range of everyday amenities.

2 2 2

FOR RENT
\$700 Per Week

VIEW
By Appointment

AGENTS
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AGENCY
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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

With its modern design, practical floorplan and excellent location, this apartment presents an excellent opportunity to enjoy convenient apartment living in one of Phillip's newest developments.

Features include:

- Spacious two bedroom unit in the brand new Shard development
 - Two modern bathrooms, including ensuite to the master bedroom
 - Light-filled open plan living and dining areas
 - Contemporary kitchen with quality appliances and ample storage
 - Expansive balcony ideal for entertaining
 - Built-in robes to bedrooms
 - Reverse cycle heating and cooling for year-round comfort
 - Two car spaces
 - Building access
 - Prime location close to shops, dining, and public transport
- No current EER

This property does not comply with the minimum ceiling insulation standard.

This property is awaiting an insulation information from the Owners Corporation.

This property does have an embedded network.

Suburb Snapshot

Phillip is a suburb of Canberra, Australia in the district of Woden Valley. It is located in the centre of the district and contains the district's main commercial centre, Woden Town Centre. The suburb is named after Arthur Phillip, the first Governor of New South Wales. The suburb name was gazetted on 12 May 1966. Streets in Phillip use names associated with the First, Second and Third Fleets; streets in the Swinger Hill were named after architects.

As the commercial and geographical centre of Woden, Phillip contains many of the district's key facilities. As well as the Woden Town Centre, which includes the Westfield Woden shopping centre, a bus interchange and the Lovett Tower (the tallest commercial office building in Canberra), it has its own commercial area located along Botany, Townshend and Parramatta Streets. The Southside campus of the Canberra Institute of Technology (CIT) is located in the suburb, as is Eddison Park and the Woden Cemetery. Phillip also contains a number of sporting facilities, including the Phillip Enclosed Oval, which has been known as Football Park since 1981 and was the headquarters of Australian rules football in Canberra during the 1980s and 1990s, and the Phillip Swimming & Ice Skating Centre, home to the CBR Brave of the Australian Ice Hockey League. The Canberra College is situated in Phillip.

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/Renting-

MORE DETAILS

Property ID	2GDRFHK
Property Type	Apartment
Including	Air Conditioning
	Balcony
	Dishwasher
	Built-in-Robes

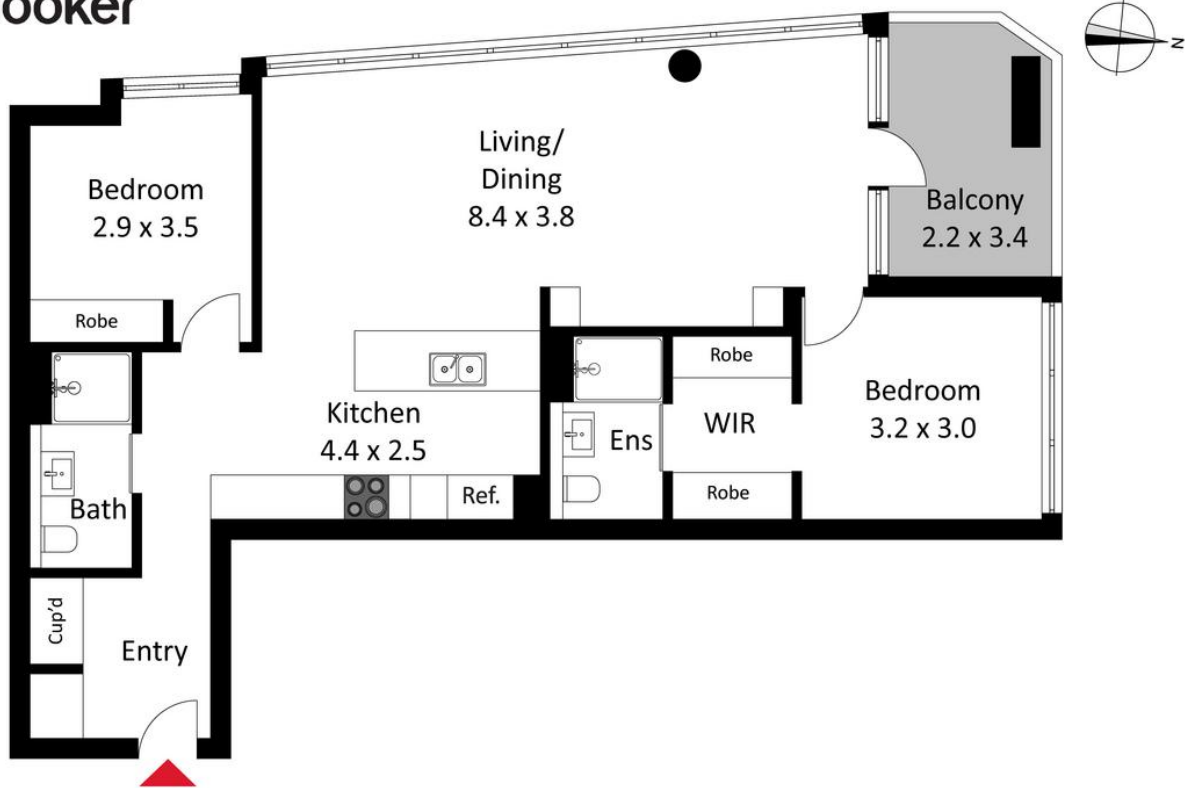
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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