





309/1 Brewer Street, Phillip

Brand New Living at "The Shard" - Modern Style and Ultimate Convenience

Experience contemporary living in this stylish two bedroom, two bathroom unit located within the brand new Shard complex. Designed for comfort, convenience, and modern lifestyles, this well-appointed residence offers an ideal low maintenance home for professionals, couples, or small households.

The unit features two generously sized bedrooms, including a master suite complete with a private ensuite, alongside a second modern bathroom finished with quality fixtures. The open plan living and dining area flows seamlessly into a sleek, well-equipped kitchen, creating a functional and inviting space for both everyday living and entertaining. Clean lines, modern finishes, and carefully selected materials enhance the fresh, contemporary feel throughout.

Situated within a newly completed development, the Shard complex combines quality construction with contemporary design, offering a comfortable and stylish place to call home.

Ideally positioned close to local amenities, transport links, and lifestyle

2 2 2

FOR RENT
Please Call

AGENTS
Ashlee Ordanic
ashlee.ordanic@ljhcanberracity.com.au

AGENCY
LJ Hooker Canberra City
(02) 6249 7700

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

attractions, this property presents an excellent opportunity to enjoy modern apartment living in a sought-after location.

Don't miss your chance to experience this impressive residence in the Shard complex.

Features include:
- Brand new two bedroom apartment
- Open plan living and dining area with abundant natural light
- Contemporary kitchen with quality appliances
- Spacious bedrooms with built-in robe
- Modern bathrooms with stylish fittings
- Private balcony
- Reverse cycle heating and cooling
- Private car spaces
- Intercom and building access
- Low maintenance lifestyle in a premium new development

No current EER

Availability date is subject to settlement.

This property has a valid exemption and is not required to 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

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.

premises.

RENTING BOOK:
https://www.justice.act.gov.au/__data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

MORE DETAILS

Property ID	2FJXFHK
Property Type	Apartment
EER	6
Including	Dishwasher

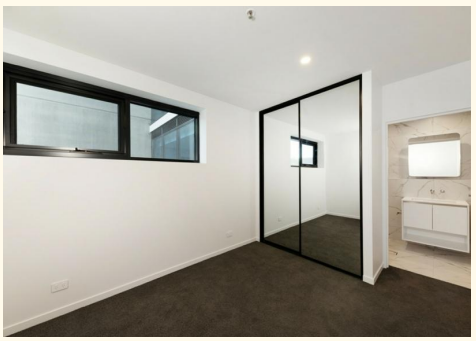
Ashlee Ordanic
Property Investment Manager |
ashlee.ordanic@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700
1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au











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.