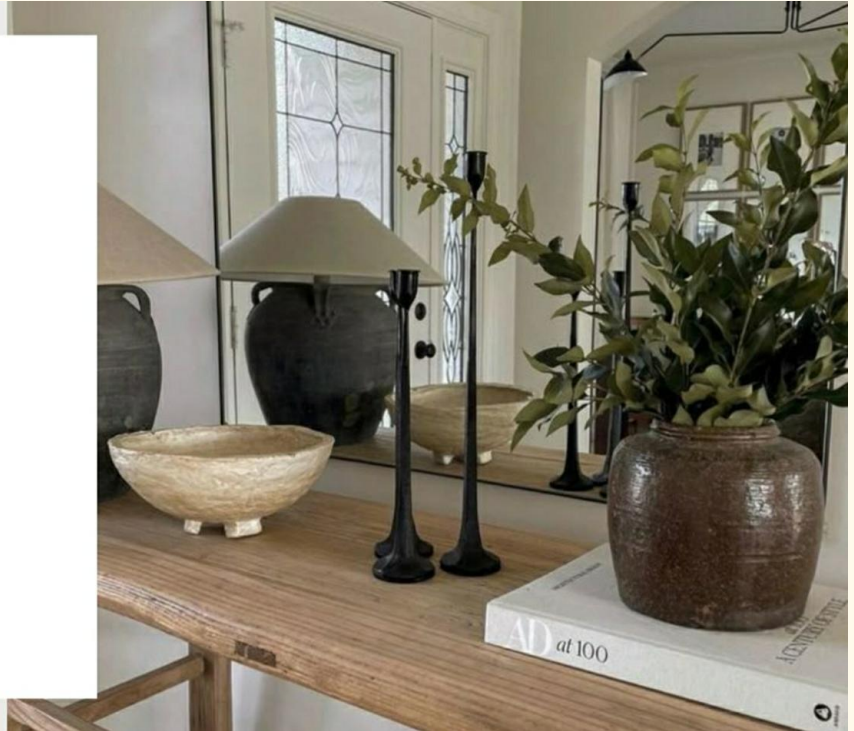


# PHOTOS COMING

PROFESSIONAL  
PHOTOS ARE ON  
THEIR WAY!



311/1 Brewer Street, Phillip

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




Be among the first to enjoy this beautifully designed one bedroom apartment in the brand new "The Shard" complex located in the centre of Phillip. Offering contemporary finishes, light-filled interiors, and a low maintenance lifestyle, this stylish residence is ideal for professionals or anyone seeking modern living in a premium setting.

The thoughtfully designed layout features an open plan living and dining area that flows seamlessly to a private balcony, creating the perfect space to relax or entertain. The modern kitchen is equipped with quality appliances, sleek cabinetry, and ample storage, while the spacious bedroom includes built-in robes for added functionality.

Designed for comfort and convenience, this brand new apartment combines quality finishes in a highly desirable location.

Features include:

- Brand new one bedroom apartment
- Open plan living and dining area with abundant natural light
- Contemporary kitchen with quality appliances

1  1  1 

**FOR RENT**  
\$530 Per Week

**VIEW**  
Sat 2nd May @ 10:15AM - 10:30AM

**AGENTS**  
Ashlee Ordanic  
0499 217 676  
ashlee.ordanic@ljhcanberracity.com.au

**AGENCY**  
LJ Hooker Canberra City  
(02) 6249 7700

- Spacious bedroom with built-in robe
- Modern bathroom with stylish fittings
- Private balcony
- Study nook
- Reverse cycle heating and cooling
- Private car space
- 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 premises.

#### RENTING BOOK:

[https://www.justice.act.gov.au/data/assets/pdf\\_file/0008/2443472/Renting-Book-May-2024.pdf](https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf)

EER



## MORE DETAILS

Property ID 2F5HFHK  
Property Type Apartment  
Including Dishwasher

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Property Investment Manager |  
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