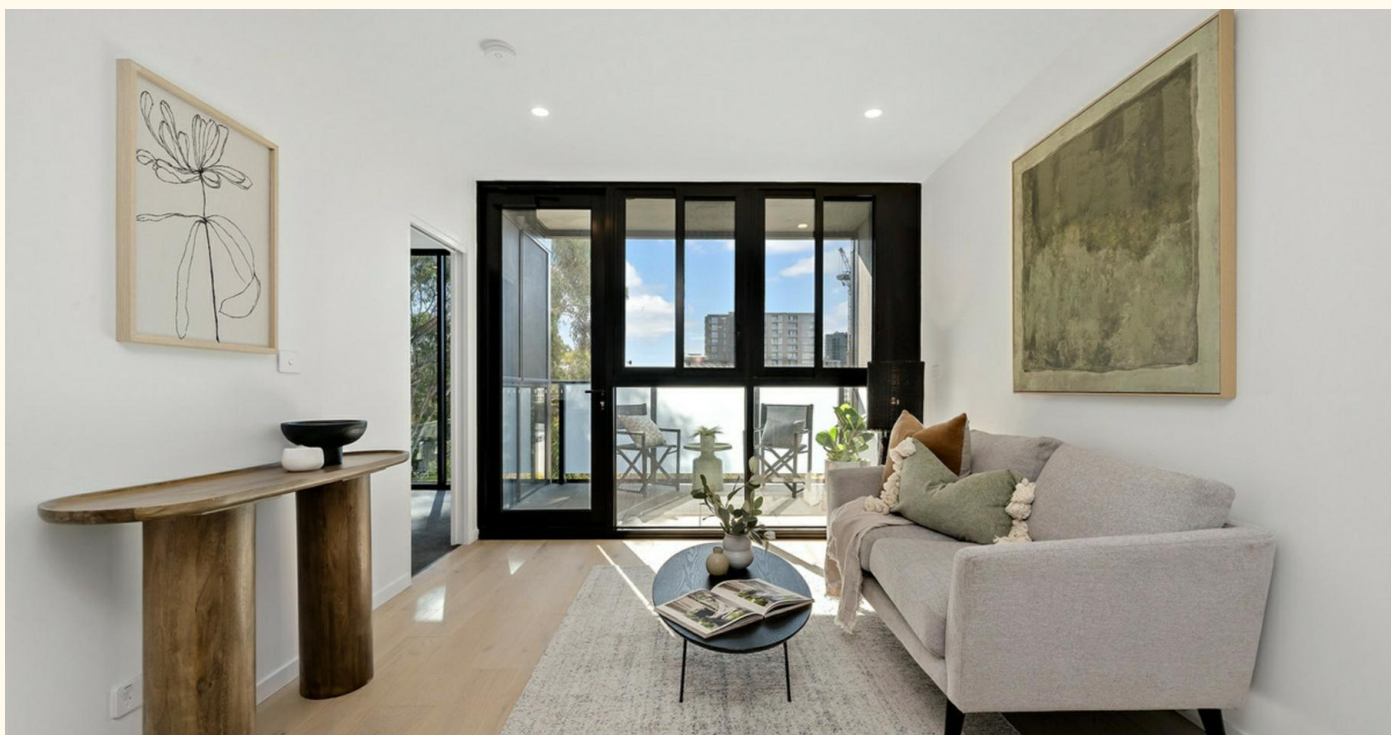




417/1 Brewer Street, Phillip

A Fresh Take on Apartment Living

Positioned within 'The Shard' complex in the heart of Phillip, this stylish apartment delivers the perfect combination of modern design, comfort and convenience. Located on Level 4, with access to premium resident amenities.

The unit showcases open plan living that flows seamlessly to expansive floor-to-ceiling double glazed windows, filling the space with natural light. The sleek kitchen is finished with quality appliances including induction cooking, offering both style and practicality. Comfort is assured year-round with ducted reverse cycle heating and cooling, while the European laundry maximises space and convenience. Adding to the appeal, residents enjoy access to a communal gym located on the same level, creating an effortless lifestyle focused on ease and wellbeing.

Set in one of Canberra's most connected locations, this apartment places you right in the centre of it all. Just moments from Westfield Woden, restaurants, cafés, government offices and Canberra Hospital, you'll enjoy unmatched convenience. With public transport options, arterial roads and lifestyle amenities at your doorstep, this is inner-south living at its best, perfect for those who value accessibility,

2 2 2

FOR RENT
\$650

VIEW
Thu 24th Sep @ 2:45PM - 3:00PM

AGENTS
Corey Thompson
6300.74837@leaddrop.rexsoftware.com

AGENCY
LJ Hooker Kippax
(02) 6255 3888

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

lifestyle and long-term growth.

Features:

- 2 bedrooms with built-in robes
- 2 bathrooms
- 2 car tandem parking + storage shed (Level 3)
- Brand new apartment
- Engineered timber flooring to living areas
- Carpeted bedrooms
- Open plan living, dining and kitchen
- Kitchen with induction cooking
- European laundry

This property complies with the minimum ceiling insulation standards. Unless an EER is stated, there is no current EER available

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at the premises. Consent must be provided in writing before any pets are at the premises

RENTING BOOK:

https://www.act.gov.au/_data/assets/pdf_file/0006/2608620/The-Renting-Book-January-2025.pdf

TO ARRANGE AN INSPECTION PLEASE:

1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead. Alternatively call the office on 6255 3888 to book an appointment

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent, LJ HOOKER KIPPAX accepts no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate information provided

- Ducted reverse cycle heating and cooling
- Double glazed floor-to-ceiling windows
- Amenities: gym on Level 4 (same level as this home), garden barbeque area, spa, yoga studio, wellness center (sauna), resident lounge

Disclaimer:

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EER



MORE DETAILS

Property ID 1J8EF9U
Property Type Unit
EER 6

Corey Thompson

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LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

417/1 Brewer Street, Phillip

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