



The Shard, 1 Brewer Street, Phillip

## DESIGNED TO IMPRESS - Display Ready to Inspect




Construction now complete with over 75% Sold

1, 2 and 3 Bedroom and penthouse apartments.

Artfully designed to stay intricately connected. Each of The Shard's residences are intimate in personality and spacious in the design. The apartments reach high above a modern retail space located on the ground floor, located just steps away from Westfield Woden and public transport.

Designed by Cox Architecture, with a vision to create a transformational building that doesn't meet the status quo and has a bold and adventurous spirit. The notable architecture features cascading glass that chases the views and captures natural light from sunrise to sunset.

An elegant tower sitting atop a sculpted podium, The Shard's sculpted form presents itself in a different light from every angle. The architectural expression of the building takes into account its corner location on Melrose Drive, Brewer Street and Corinna Street.

1  1  1 

### FOR SALE

\$499,900+

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Canberra City

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The building has been designed for a mixed-use outcome, and has included multiple community spaces throughout ensuring the amenity of residents is accounted for. These spaces include a concierge, gym, yoga studio, wellness centre, executive lounge, wine cellar, communal lounge, piano bar, and rooftop garden with spa pool.

The Shard encompasses all the qualities of a 5-star hotel and makes those luxuries a reality within residential living. Bringing opulence and style to every corner, The Shard celebrates spaces that feel like home throughout each residence, through the corridors, across the floor and into the shared spaces.

#### REINVENTING WODEN:

"My vision was to bring vibrancy, activity, colour and some much needed 'bustle' to the worn-out area" -Nick Skepev (CEO & Managing Director of Zapari)

Woden's central location, appealing surrounds and growing population make it a wonderful place to call home. Zapari have been a pioneering force behind Woden's positive growth. Their vision has enabled a community of singles, families and empty-nesters to find a place that offers quality and prestige never before seen in Woden. Together with the infrastructure and amenities now on offer in Woden, it holds its own as a desirable and sought after place to live. The lifestyle offerings are as you would expect from any central and progressive area; cafes, gyms, childcare, pubs, and a variety of retail offerings.

The Government's continues to invest in Woden, making the area is hugely attractive to potential buyers. The highly anticipated stage 2 of the light rail, multi-million upgrades to CIT Woden and Canberra Hospital expansion are redefining Woden as a sub-city of Canberra.

This new major infrastructure and amenity development (of which Zapari has been integral) are pushing the tired town centre to new heights literally.

#### FEATURES:

- . Developed by luxury hotelier Zapari
- . Designed by award winning architect Cox Architecture
- . 2.5m high ceilings\*
- . Protruded timber feature wall\*
- . Choice of 2 colour schemes
- . Ducted heating and cooling (with hidden condensers)
- . Double glazing
- . Waste disposal chute on every floor
- . Smeg appliances
- . Induction cooktop
- . Integrated dishwasher
- . Curved joinery to kitchen island bench\*
- . Soft close kitchen joinery
- . Marble splashback\*
- . Villeroy & Bosch tapware/bath/sink
- . Full height bathroom tiling
- . Rain showers\*
- . Shaving cabinet with under cabinet lighting
- . Double basins\*
- . Display shelving in bathrooms
- . Recessed shower shelf
- . Concierge
- . Gym, yoga studio and wellness centre
- . Executive and communal lounges
- . Piano bar
- . Wine cellar
- . Rooftop garden and spa pool

- Inclusions and designs may vary depending on floor plan types and planning restriction.

## MORE DETAILS

Property ID                    2AR8FHK  
Property Type                Apartment  
EER                                6

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