







1215/1 Brewer Street, Phillip

Spacious Brand New Apartment with Panoramic Views

Set within the landmark Shard development, this brand new two bedroom residence delivers an exceptional combination of space, style, and convenience in one of Woden's most exciting new addresses. Positioned within one of only 10 apartments to offer this highly sought after oversized two bedroom floorplan, this exceptional residence enjoys breathtaking elevated views that can never be built out, making it one of the most desirable opportunities currently available within the development. Showcasing an oversized floorplan, breathtaking elevated views, and premium finishes throughout, this apartment offers an outstanding lifestyle opportunity for owner occupiers and investors alike.

Designed by the renowned Cox Architecture, the residence has been carefully crafted to maximise natural light, functionality, and everyday comfort. The expansive open plan living and dining area flows effortlessly onto a generous private balcony, creating the perfect space to relax, entertain, or simply enjoy the spectacular outlook. Purchased off the plan with approximately $30,000 worth of premium upgrades, this residence offers a level of finish rarely found among other two bedroom apartments within The Shard.

2 2 2

FOR SALE
By Negotiation

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LJ Hooker

The designer kitchen forms the heart of the home, featuring premium SMEG appliances, an induction cooktop, stone benchtops, generous storage, and quality cabinetry. This apartment has been upgraded to include a premium 900mm SMEG induction cooktop, 900mm oven, and 900mm rangehood, providing both exceptional functionality and a striking contemporary finish. Whether preparing everyday meals or entertaining family and friends, the kitchen offers both style and practicality.

The thoughtfully designed floorplan includes two spacious bedrooms, with the master suite complete with its own stylish ensuite and built in wardrobes. The second bedroom is well proportioned and serviced by a beautifully appointed main bathroom, making the apartment ideal for professionals, downsizers, small families, or those seeking additional space to work from home. Brass tapware and premium fittings have been selected throughout all wet areas, adding a luxurious and timeless touch.

Engineered timber flooring throughout the living areas, quality carpet to the bedrooms, and contemporary finishes create a sophisticated yet welcoming feel. Rare for a brand new apartment, the residence also features impressive 2.7 metre high ceilings, enhancing the sense of space, natural light, and openness throughout the home. Ducted reverse cycle heating and cooling ensure year round comfort. Custom vertical wall panelling has been installed within the living area to create an elegant feature wall, while brand new privacy and block out blinds have been fitted throughout the apartment, allowing you to simply move in and enjoy. High performance soundproof double glazed windows provide exceptional comfort, peace and energy efficiency all year round.

Residents of The Shard enjoy exclusive access to premium communal facilities, including a stunning rooftop entertaining area with sweeping views and beautifully designed lobby spaces that provide a welcoming arrival home each day.

Perfectly positioned just moments from Westfield Woden, Canberra Hospital, restaurants, cafés, and the future light rail network, this exceptional residence offers unbeatable convenience in one of Canberra's fastest growing lifestyle precincts. Offering true turn key living with absolutely nothing left to do, this home is ready to be enjoyed from day one.

Features:

- One of only 10 apartments with this oversized and highly sought after two bedroom floorplan
- Rare 2.7 metre high ceilings throughout, creating an enhanced sense of space and light
- Uninterrupted elevated views that can never be built out
- Brand new two bedroom apartment
- Two stylish bathrooms, including ensuite to master
- Two secure side by side basement car spaces (not tandem)
- Expansive open plan living and dining area
- Large private balcony with spectacular elevated views
- Upgraded 900mm SMEG induction cooktop, oven and rangehood
- Stone benchtops, induction cooktop, and ample storage
- Spacious master suite with built in wardrobe and ensuite
- Premium brass tapware and fittings throughout all wet areas
- Engineered timber flooring throughout living areas
- Custom vertical wall panelling to the living area
- Brand new privacy and block out blinds throughout
- High quality soundproof double glazed windows for maximum comfort and energy efficiency
- Ducted reverse cycle heating and cooling
- Electric cooking and hot water
- Designed by award winning Cox Architecture

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- Exclusive rooftop communal entertaining area
- Beautifully designed, light filled lobby spaces
- High owner occupier community
- Walking distance to Westfield Woden
- Close to Canberra Hospital and future light rail
- Approximately $30,000 worth of premium upgrades selected off the plan
- Turn key, move in ready apartment with nothing further to do
- Ideal for owner occupiers and investors

Essentials:
" Internal Area: 89.00m² (approx.)
" Balcony: 9.00m² (approx.)
" Total Area: 98.00m² (approx.)
- EER: 6.0 Stars
- Year Built: 2026
- Rental Appraisal: $620 - $650 per week
- Rates: $488.00 per quarter (approx.)
- Land Tax: $606.00 per quarter (approx., investors only)
- Body Corporate: $784.00 per quarter (approx.)

Offering generous proportions, premium inclusions, and stunning panoramic views, this upgraded residence stands apart from the standard two bedroom apartments within The Shard thanks to its exclusive floorplan, never to be built out views, premium finishes, and extensive builder upgrades. Whether you're searching for your next home or a quality investment, this is modern apartment living at its finest.

Disclaimer:
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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.











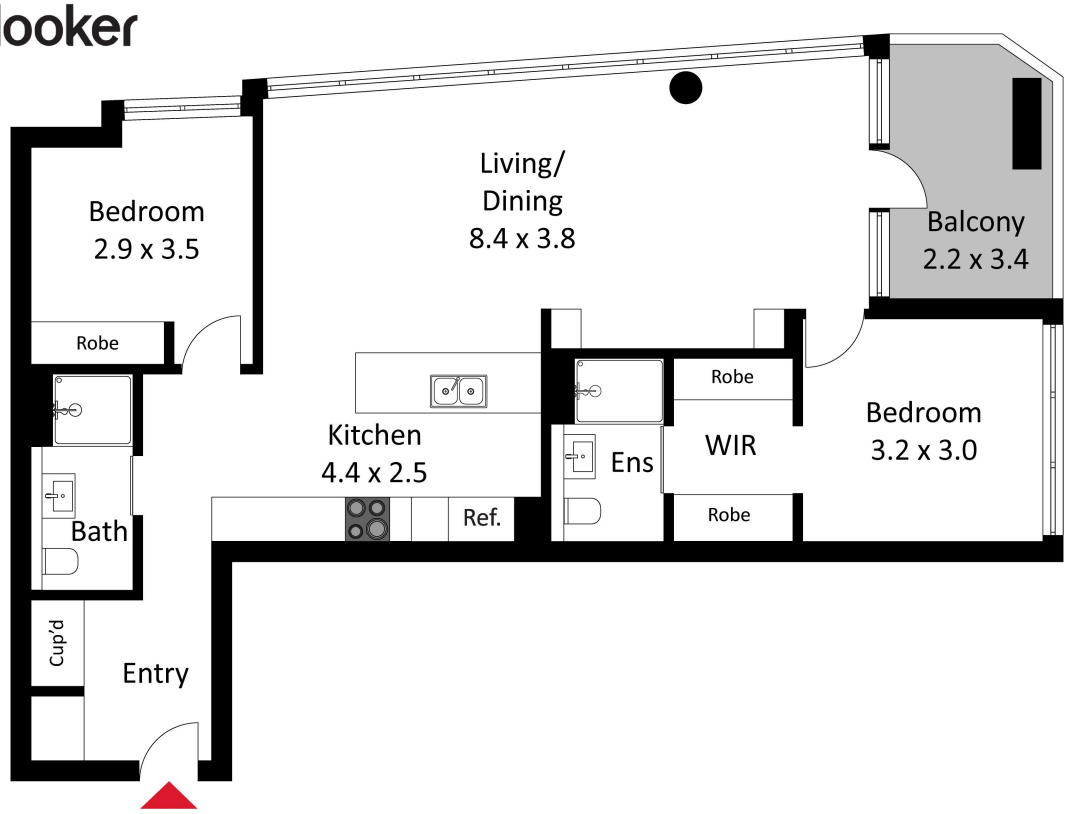
MORE DETAILS

Property ID	2G1YFHK
Property Type	Apartment
House Size	98 m2
EER	6

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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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