







1317/1 Brewer Street, Phillip

Rise Above at The Shard

A special penthouse style offering where quality, space and convenience come together. Located within the prestigious Shard building in the heart of the Woden Town Centre, this brand new three-bedroom residence offers light filled interiors, impressive views and premium resident amenities. The owner is open to a longer settlement, offering flexibility for buyers planning ahead.

Floor to ceiling windows frame the open plan living and dining area, filling the space with natural light and capturing views across Woden. The living area opens directly onto a private balcony overlooking Westfield Woden.

The expansive kitchen offers abundant bench space, soft close cabinetry and excellent storage. A walk-in pantry provides additional bench space and storage, making the kitchen suitable for everyday living and entertaining.

The main bedroom features floor to ceiling windows, a walk-through robe with generous hanging and storage space. The robe leads into the ensuite, which includes mirrored cabinetry, a large basin with additional storage, a freestanding bathtub and a separate shower with recessed shelving.

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FOR SALE
$1,100,000+

VIEW
Sat 14th Nov @ 1:00PM - 1:30PM

AGENTS

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AGENCY

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LJ Hooker

The second bedroom is surrounded by floor to ceiling windows with views towards Telstra Tower and the nearby reserve. It also includes built in robes and soft carpeting. The third bedroom includes built in robes, carpet and a pleasant outlook.

Double glazed windows and ducted reverse cycle heating and cooling provide comfort throughout the seasons.

Three secure car spaces are positioned beside one another and are not tandem. One car space is equipped for electric vehicle charging.

Residents of The Shard enjoy access to a rooftop garden with spa, gym, Pilates and yoga studio, wellness centre, concierge, executive lounge, piano bar and wine cellar.

Conveniently located close to Westfield Woden, dining, public transport and essential services, this residence offers spacious apartment living in one of Woden's most central locations.

- Penthouse style apartment with impressive views
- Three bedrooms with built in robes
- Main bedroom with balcony access and walk through robe
- Ensuite with freestanding bathtub and separate shower
- Second bedroom with views towards Telstra Tower and the reserve
- Expansive kitchen with abundant bench space and storage
- Walk in butler's pantry with additional bench space
- Soft close cabinetry
- Open plan living and dining area
- Floor to ceiling windows
- Private balcony with views over Westfield Woden
- Double glazed windows
- Ducted reverse cycle heating and cooling
- Three secure side by side car spaces that are not tandem
- One car space equipped for electric vehicle charging
- Rooftop BBQ Area and garden with spa
- Fully equipped gym
- Pilates and yoga studio
- Wellness centre
- Executive lounge
- Piano bar
- Wine cellar
- Central location close to shops, dining and public transport

- Property Size: 145sqm | Living: 127sqm | Balcony: 18sqm
- EER: 6.0
- Rates: $1,471 p.a.
- Strata: $4,861 p.a.
- Land Tax: $1,778 p.a. (investors only)

Disclaimer:
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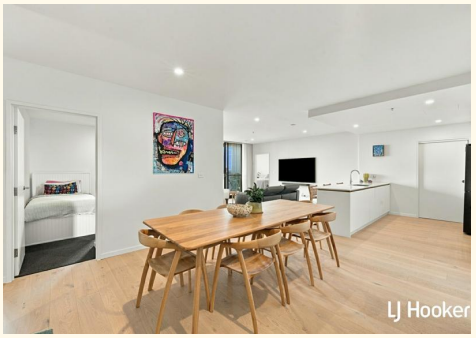
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MORE DETAILS

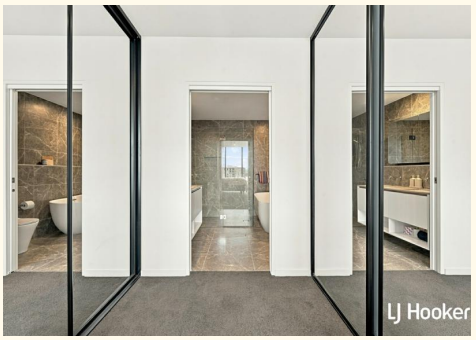
Property ID	HP199F8H
Property Type	Apartment
House Size	145 m2
EER	6

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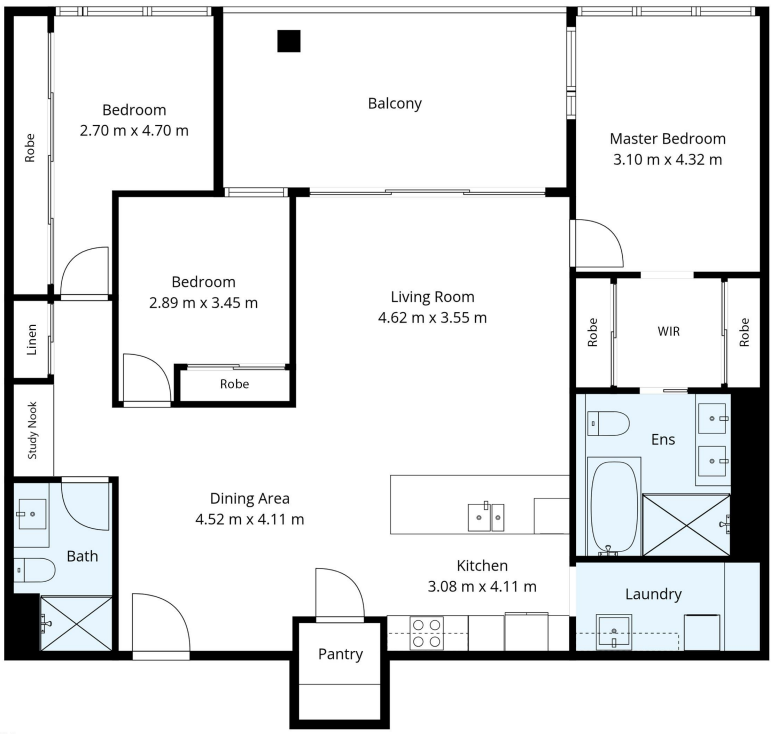








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