






1404/1 Brewer Street, Phillip

## High-End Living in Canberra's Premier New Development!

Perched high on the 14th level of the striking new "The Shard" development, this exceptional residence delivers the ultimate blend of luxury, lifestyle and convenience in the heart of Phillip. With sweeping elevated views, an abundance of natural light and the rare bonus of two side by side basement car spaces, this is apartment living on a level few can offer. Whether you are an owner occupier searching for sophistication or an investor wanting blue-chip positioning, this incredible opportunity is one not to be missed.

Designed with functionality and style in mind, the apartment offers two generous bedrooms, both complete with built in robes, while the versatile second bedroom can effortlessly transform into the perfect home office, creative studio or multi-purpose space. The master suite is a true retreat, featuring direct balcony access where you can wake up to breath taking outlooks across the district. The open plan living and dining area is simply stunning, framed by expansive floor to ceiling windows that flood the home with natural sunlight and create an incredible sense of space. Reverse cycle heating and cooling ensure year-round comfort, while thoughtful inclusions such as the impressive storage shelving upon entry make everyday living both practical and effortless.

2  1  2 

**FOR SALE**  
\$505000

**VIEW**  
Sat 13th Jun @ 12:45PM - 1:15PM

**AGENTS**  
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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**

The bathroom is nothing short of breathtaking, showcasing stunning quality finishes and timeless elegance throughout. Beautifully designed with luxurious fixtures, sophisticated styling and an impeccable attention to detail, it creates a calming hotel-like atmosphere that feels both refined and indulgent. Every element has been carefully selected to complement the home's modern aesthetic, further elevating the sense of luxury this residence provides.

Life at "The Shard" is about far more than just the apartment itself, it is a complete lifestyle experience. Residents enjoy access to an extraordinary collection of premium amenities including a fully equipped gym, executive lounge, yoga studio, elegant piano lounge and a wellness centre complete with baths and sauna. Entertain friends or unwind above the city in the spectacular rooftop garden featuring extensive seating areas, designated BBQ zones and a luxurious rooftop spa. Additional inclusions such as the wine cellar and dedicated storage room further elevate the exclusivity and prestige of this remarkable development.

Perfectly positioned in the thriving heart of Phillip, you are surrounded by some of Canberra's very best conveniences and lifestyle attractions. Moments away is the ever-evolving Woden Town Centre, offering major shopping, vibrant cafés, restaurants, bars, fitness facilities and entertainment options all at your fingertips. With easy access to Canberra Hospital, government offices, excellent public transport connections and major arterial roads, commuting to the City, Belconnen, Tuggeranong or the Parliamentary Triangle is effortless. Combining unbeatable location, luxurious resident facilities, elevated views and the highly sought-after rarity of two side by side car spaces, this residence represents an exceptional opportunity to secure premium apartment living in one of Canberra's most connected and desirable precincts.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:

- Location
- Brand New Development
- Two bedrooms or 1+ Office/study/MPR
- Beautifully appointed bathroom
- Level 14
- Reverse cycle heating/cooling
- Intercom
- Two side by side secure basement parking
- Lots of storage
- Gym
- Yoga studio
- Wellness centre
- Executive lounge
- Piano lounge
- Wine cellar
- Stocks room
- Roof top garden & bbq x2
- Roof top spa

Disclaimer - The second bedroom could also be a multi purpose room, study or home office due to the size. It does have built ins and can also be a small bedroom for a child.

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**MORE DETAILS**

Property ID                    2H43F9Q  
Property Type                Apartment  
EER                                6

**Lukas Cole 0432 289 618**

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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.

1 Brewer Street, Phillip



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