







308/1 Brewer Street, Phillip

Contemporary, Low Maintenance Living in a Prime Woden Location

This beautifully presented brand new 2 bedroom, 1 bathroom apartment with secure single car accommodation in The Shard offers a perfect balance of contemporary design, quality finishes, and low maintenance living. Designed by award winning architectural firm Cox, the residence delivers a thoughtfully planned layout ideal for both owner occupiers and investors.

Spanning approximately 65m² of internal living, complemented by an 8m² private balcony, the home is designed to maximise space, light, and functionality. The open plan living and dining area is filled with natural light and flows seamlessly outdoors, creating an inviting space for both everyday living and entertaining.

The modern kitchen is well appointed with induction cooking, quality appliances, and ample storage, combining practicality with sleek, contemporary styling.

Both bedrooms are comfortably sized and feature soft carpet underfoot, while the main living areas are enhanced by stylish

2 1 1

FOR SALE
$459,000+

VIEW
Sun 1st Nov @ 10:00AM - 11:00AM

AGENTS

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Interested parties must rely solely on their own enquiries.

floorboards, creating a warm yet durable finish throughout. The central bathroom is finished with clean lines and quality fittings, designed for both comfort and ease of use.

Year round climate control is ensured with ducted heating and cooling, while the electric central hot water system adds efficiency and convenience to daily living.

Residents of The Shard enjoy access to premium amenities, including a rooftop communal open space and beautifully designed shared areas, all within a community known for its high proportion of owner occupiers.

Ideally located within walking distance to Westfield Woden and positioned to benefit from the future light rail, this central address offers exceptional connectivity and lifestyle convenience.

Features:
2 well sized bedrooms with carpet
1 modern bathroom with quality finishes
Secure single car accommodation
Approx. 65m² internal living + 8m² balcony
Light filled open plan living and dining
Floorboards in living areas, carpet in bedrooms
Contemporary kitchen with induction cooking
Ducted heating and cooling
Electric central hot water system
Private balcony for outdoor enjoyment
Award winning design by Cox Architecture
Rooftop communal open space
High owner occupier ratio
Low maintenance, modern lifestyle
Walking distance to Westfield Woden
Future light rail connectivity nearby

Essentials:
Total Size: approx. 73m²
EER: 6.0 Stars
Year Built: 2026
Rental Appraisal: $560 to $570 per week

A fantastic opportunity to secure a brand new apartment offering style, comfort, and convenience in one of Woden's most sought-after developments.

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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.

EER ★★★★★★

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MORE DETAILS

Property ID	2FT5FHK
Property Type	Apartment
House Size	73 m2
EER	6

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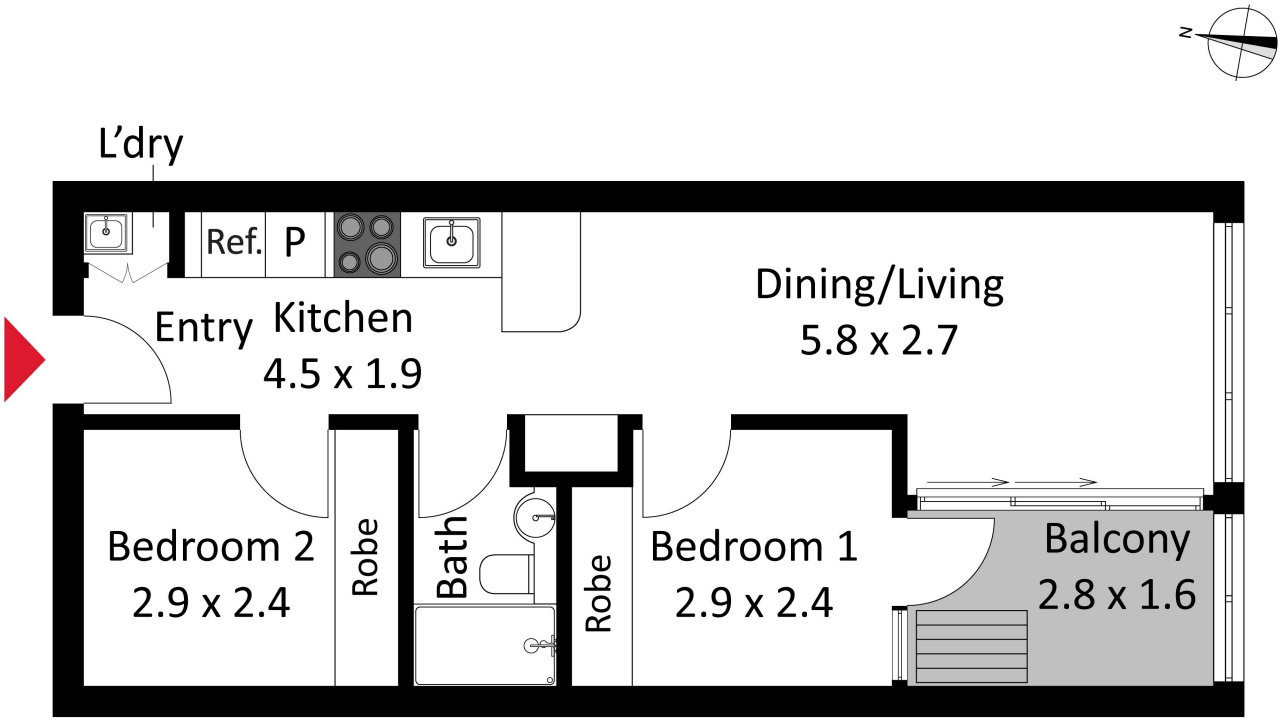








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