

309/1 Brewer Street, Phillip

## Designer Living Meets Unmatched Convenience

This beautifully appointed brand new 2 bedroom, 2 bathroom apartment with secure double car accommodation in The Shard delivers a sophisticated blend of contemporary design, premium inclusions, and unbeatable lifestyle convenience. Thoughtfully crafted by award winning architectural firm Cox, the residence showcases a refined living experience tailored to modern needs.

Designed to maximise both space and comfort, the apartment features approximately 70m<sup>2</sup> of internal living, enhanced by quality finishes and a seamless indoor outdoor flow. The open plan living and dining area is bathed in natural light, complemented by engineered timber flooring and extending effortlessly to a spacious balcony, made even more functional with cleverly positioned condensers off the balcony to maximise usable outdoor space.

At the heart of the home, the designer kitchen impresses with SMEG appliances, induction cooking, sleek cabinetry, and ample storage, making it both stylish and highly practical for everyday living or entertaining.

Both bedrooms are generously proportioned, with the master suite

2  2  2 

**FOR SALE**  
\$569,000+

**VIEW**  
Sat 30th May @ 10:45AM - 11:15AM

### AGENTS

Hamid Muradi  
0424 858 600  
hamid.muradi@ljhookerprojects.com.au

Joaquin Ortega  
0491 106 485  
Joaquin.Ortega@ljhookerprojects.com.au

### AGENCY

LJ Hooker Canberra City  
(02) 6249 7700

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 **LJ Hooker**

featuring its own private ensuite. A second bathroom is equally well appointed with contemporary finishes, while a thoughtful combination of timber, carpet, and tiled surfaces throughout ensures both comfort and durability.

Year round comfort is assured with ducted heating and cooling, while electric cooking and hot water systems enhance efficiency and ease of living. The intelligent layout has been designed to suit a wide range of lifestyles, whether you are an owner occupier or investor.

Residents of The Shard enjoy access to exceptional on site amenities, including a stunning rooftop communal open space and expansive, light filled lobbies on selected floors, creating a welcoming and community focused environment with a high proportion of owner occupiers.

Perfectly positioned within walking distance to Westfield Woden and set to benefit from the upcoming light rail connection, this central location offers outstanding connectivity and convenience, placing shopping, dining, and transport right at your doorstep.

#### Features:

- 2 spacious bedrooms, master with ensuite
- 2 modern bathrooms with premium finishes
- Secure double car accommodation
- Approx. 70m<sup>2</sup> of internal living space
- Open plan living and dining filled with natural light
- Engineered timber flooring with carpet and tiled areas
- Designer kitchen with SMEG appliances and induction cooking
- Ducted heating and cooling throughout
- Electric hot water system
- Balcony with increased usable space (no visible condensers)
- Award winning design by Cox Architecture
- Rooftop communal open space
- Large, naturally lit lobbies on selected floors
- High owner occupier ratio
- Rich in lifestyle amenities
- Designed for modern, low maintenance living
- Walking distance to Westfield Woden
- Future light rail connectivity enhancing accessibility

#### Essentials:

- Total Internal Size: approx. 70m<sup>2</sup>
- Body Corp: approx. \$582.91 pq
- Rental Appraisal: \$620 to \$640 per week
- EER: 6 Stars
- Year Built: 2026

A premium opportunity to secure a brand new residence in one of Woden's most exciting developments, ideal for those seeking quality, convenience, and contemporary living.



## MORE DETAILS

Property ID 2FKTFHK  
Property Type Apartment  
EER 6  
Including Dishwasher

### Hamid Muradi 0424 858 600

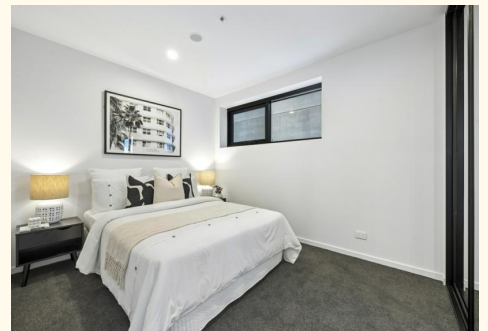
Sales Consultant | [hamid.muradi@ljhookerprojects.com.au](mailto:hamid.muradi@ljhookerprojects.com.au)

### Joaquin Ortega 0491 106 485

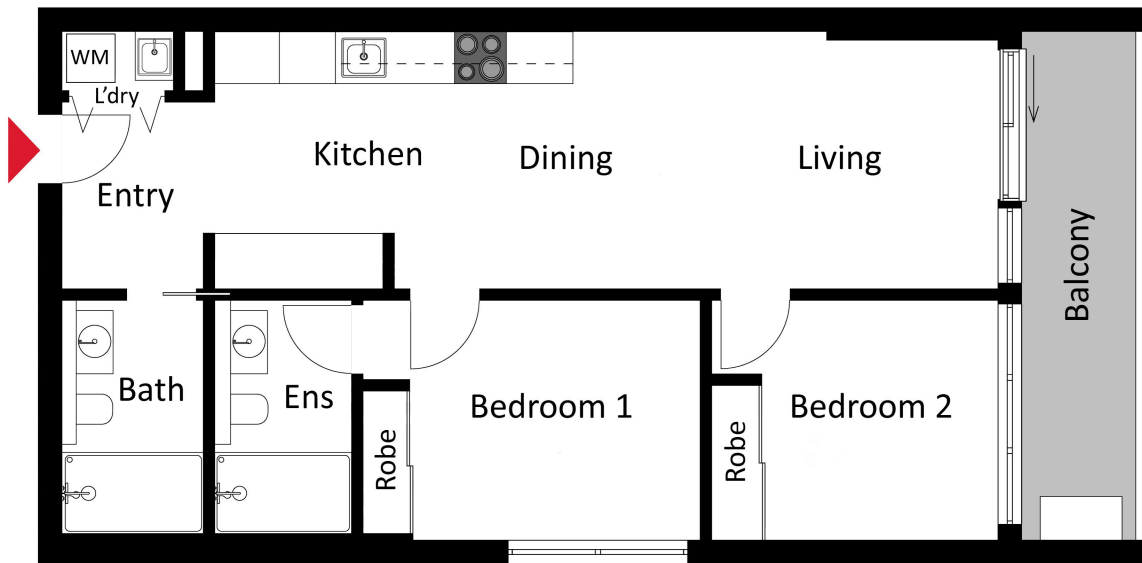
Personal Assistant to Hamid Muradi |  
[Joaquin.Ortega@ljhookerprojects.com.au](mailto:Joaquin.Ortega@ljhookerprojects.com.au)

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1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
[canberracity.ljhooker.com.au](http://canberracity.ljhooker.com.au) | [sales@ljhcanberracity.com.au](mailto:sales@ljhcanberracity.com.au)



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