

605/1 Brewer Street, Phillip

## Brand New Apartment, Bright and Ready for You




### FIND.

Positioned on level 6 in the heart of Phillip, this brand new apartment offers a fresh start in a location that couldn't be more convenient. With Westfield Woden, transport and everyday essentials just steps away, it delivers the kind of lifestyle that makes daily living simple, connected and easy.

### LOVE.

There's something about a brand new home that just feels different, and here, you get to be the very first to enjoy it. Light pours through double glazed floor-to-ceiling windows, giving the open plan living area a bright, easy feel while framing sweeping views across Canberra's mountains.

The layout works exactly how you want it to. A generous living space flows out to a well-sized balcony, creating a natural extension for morning coffee, fresh air or winding down at the end of the day. At the centre, the kitchen is clean, practical and well finished, featuring Smeg appliances including an induction cooktop, double oven and an integrated dishwasher that keeps everything streamlined. There's plenty of storage, good fridge space and room to actually

2  2  2 

### FOR SALE

\$720,000

### VIEW

Sat 13th Jun @ 12:30PM - 1:00PM

### AGENTS

Olivia Schultz

0415 366 287

[olivia.schultz@ljhkippax.com.au](mailto:olivia.schultz@ljhkippax.com.au)

### AGENCY

LJ Hooker Kippax

(02) 6255 3888

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move, which isn't always a given in apartment living.

Both bedrooms are well proportioned and fitted with mirrored built-in robes, while the master has its own ensuite for that added level of comfort. Timber flooring through the living areas and plush carpet in the bedrooms strike a nice balance between durability and warmth.

You'll also find ducted heating and cooling, a European laundry, ample linen storage and the bonus of two secure tandem basement car spaces, a rare and valuable inclusion. And then there's the lifestyle. A yoga studio on your level makes it easy to build routine into your day, while a gym on level 4 and rooftop spaces with a barbecue area and spa give you extra room to relax, reset or catch up with friends.

#### LIVE.

This is where Phillip really shines. Step outside and you're right in the centre of it all, with Westfield Woden just moments away, along with cafés, restaurants, groceries, cinemas and everything in between. The Woden bus interchange puts the rest of Canberra within easy reach, while Canberra Hospital is just around the corner. It's the kind of location where you can leave the car at home and enjoy the convenience.

#### ABOUT THE AREA

##### Local Transport:

- Woden bus interchange within walking distance
- Easy access to the CBD and surrounding suburbs

##### Shopping & Dining:

- " Westfield Woden
- " Cafés, restaurants and takeaway options
- Supermarkets, cinemas and everyday essentials

##### Schools:

- Canberra College
- Garran Primary School
- Hughes Primary School

#### WHAT THE OWNER LOVES:

"The highlight for us is the natural light flowing through the home and the floor to ceiling windows providing views across the South Canberra mountain range. Our apartment is new and provides all modern amenities "

#### OVERVIEW:

- Brand new, never lived in apartment
- 2 bedrooms, both with mirrored built-in robes
- 2 bathrooms, including ensuite to master
- 2 secure basement tandem car spaces
- Located on level 6
- Spacious open plan living and dining
- Double glazed floor-to-ceiling windows with mountain views
- Kitchen with Smeg appliances (induction cooktop, double oven, integrated dishwasher)
- Well-sized balcony
- Timber flooring in living areas, plush carpet in bedrooms
- Ducted heating and cooling
- European laundry
- Ample linen storage
- Yoga studio located on level 6
- Fully equipped gym on level 4
- Rooftop barbecue area and spa

#### RATES/SIZE:

Living Size: 88sqm approx.  
Balcony Size: 10sqm approx.  
Build Size: 98sqm approx.  
Rates: \$1,971p.a approx.  
Land Tax: \$2,304p.a approx.  
Body Corporate: \$764.5p.q approx.  
EER: 6.0

Rental Appraisal: \$680-\$700 per week

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### MORE DETAILS

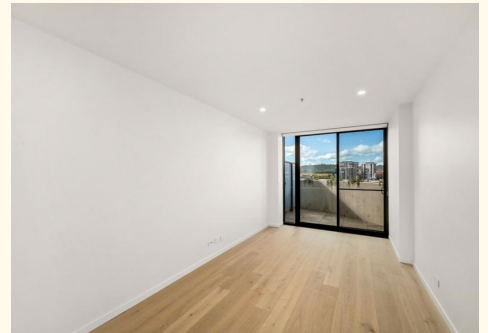
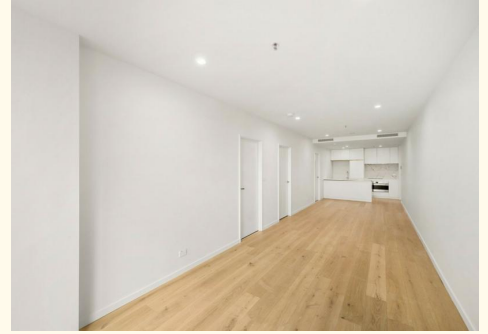
Property ID	1J4NF9U
Property Type	Apartment
House Size	98 m2
EER	6

#### Olivia Schultz 0415 366 287

Licensed Agent | Team Ryan-Hicks | [olivia.schultz@ljkippax.com.au](mailto:olivia.schultz@ljkippax.com.au)

#### LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615  
[kippax.ljhooker.com.au](http://kippax.ljhooker.com.au) | [kippax@ljhooker.com.au](mailto:kippax@ljhooker.com.au)





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.

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