



921/1 Brewer Street, Phillip




Light Filled Living with Premium Finishes in The Shard

This beautifully appointed brand new 2 bedroom, 1 bathroom apartment with secure double car accommodation in The Shard offers an exceptional blend of modern design, quality inclusions, and everyday convenience. Designed by award winning architectural firm Cox, the residence delivers a refined and functional living environment suited to a wide range of lifestyles.

Thoughtfully designed to maximise space and natural light, the apartment offers approximately 68m² of internal living, enhanced by high quality finishes and a well considered layout. The open plan living and dining area is bright and inviting, complemented by engineered timber flooring and seamless flow to a private outdoor space, perfect for relaxing or entertaining.

The contemporary kitchen sits at the heart of the home, featuring SMEG appliances, induction cooking, sleek cabinetry, and ample storage, combining style with practicality.

Both bedrooms are generously sized and serviced by a modern central bathroom, finished with clean lines and quality fittings. A mix of timber, carpet, and tiled surfaces throughout ensures comfort,

2  1  1 

FOR SALE
\$499,000+

VIEW
Sat 6th Jun @ 9:45AM - 10:05AM

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

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**

durability, and a sophisticated aesthetic.

Year round comfort is assured with ducted heating and cooling, while electric cooking and hot water systems provide efficient and low maintenance living. The intelligent design makes this apartment ideal for owner occupiers and investors alike.

Residents of The Shard benefit from access to premium on site amenities, including a rooftop communal open space and beautifully designed, light filled lobbies on selected floors, fostering a strong sense of community with a high proportion of owner occupiers.

Perfectly positioned within walking distance to Westfield Woden and set to take advantage of the future light rail connection, this central location offers excellent accessibility to shopping, dining, and transport options.

Features:

- 2 well proportioned bedrooms
- 1 modern bathroom with quality finishes
- Secure double car accommodation
- Approx. 68m² 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
- Private outdoor space for relaxation or entertaining
- 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 Size: approx. 68m²
- Rental Appraisal: \$560 to \$570 per week
- EER: 6.0 Stars
- Year Built: 2026

A fantastic opportunity to secure a stylish, brand new residence in one of Woden's most exciting developments, offering space, quality, and outstanding lifestyle appeal.

Disclaimer:

Disclaimer: All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

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.



MORE DETAILS

Property ID 2FKXFHK
Property Type Apartment
EER 6
Including Ensuite

Hamid Muradi 0424 858 600

Sales Consultant | hamid.muradi@ljhookerprojects.com.au

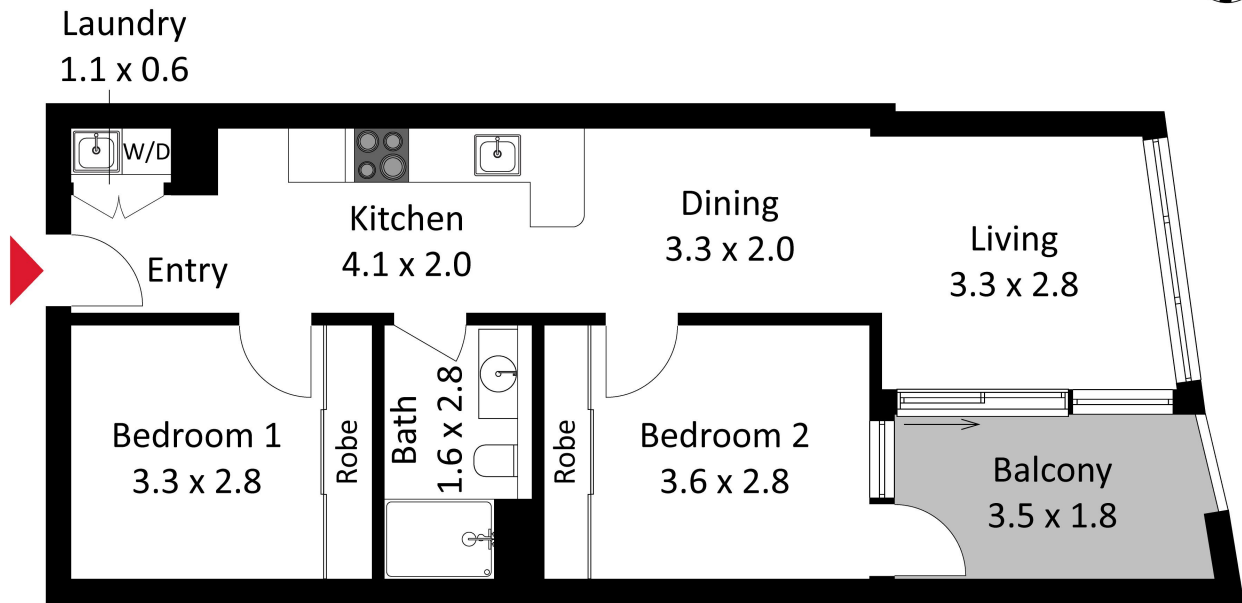
Joaquin Ortega 0491 106 485

Personal Assistant to Hamid Muradi |
Joaquin.Ortega@ljhookerprojects.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | sales@ljhcanberracity.com.au





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

921/32 Corinna Street, Phillip