

417/1 Brewer Street, Phillip




## A Fresh Take on Apartment Living

### FIND.

Positioned within 'The Shard', a brand-new, architecturally designed complex in the heart of Phillip, this stylish apartment delivers the perfect combination of modern design, comfort and convenience. Located on Level 4, with access to premium resident amenities, this home is ideal for first home buyers, professionals or investors seeking a low-maintenance lifestyle in a thriving precinct just moments from everything.

### LOVE.

Thoughtfully designed with a smart and functional floorplan, the home showcases open plan living that flows seamlessly to expansive floor-to-ceiling double glazed windows, filling the space with natural light. Engineered timber flooring enhances the living areas, while carpet adds warmth to both bedrooms, each complete with built-in robes. The sleek kitchen is finished with quality appliances including induction cooking, offering both style and practicality. Comfort is assured year-round with ducted reverse cycle heating and cooling, while the European laundry maximises space and convenience. Adding to the appeal, residents enjoy access to a communal gym located on the same level, creating an effortless lifestyle focused on

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### FOR SALE

Sale by Negotiation

### VIEW

Sat 2nd May @ 2:00PM - 2:30PM

### AGENTS

Olivia Schultz  
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### AGENCY

LJ Hooker Kippax  
(02) 6255 3888

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**

ease and wellbeing.

#### LIVE.

Set in one of Canberra's most connected locations, this apartment places you right in the centre of it all. Just moments from Westfield Woden, restaurants, cafés, government offices and Canberra Hospital, you'll enjoy unmatched convenience. With public transport options, arterial roads and lifestyle amenities at your doorstep, this is inner-south living at its best, perfect for those who value accessibility, lifestyle and long-term growth.

#### ABOUT THE AREA

##### Local Transport:

- Easy access to major arterial roads
- Bus routes connecting to the City and surrounding suburbs

##### Shopping & Dining:

- Westfield Woden
- Local cafés, restaurants and dining precincts
- Woden Town Centre

##### Schools:

- Proximity to local primary and secondary schools
- Easy access to Canberra's major universities

#### OVERVIEW:

- 2 bedrooms with built-in robes
- 2 bathrooms
- 2 car tandem parking + storage shed (Level 3)
- Brand new apartment
- Engineered timber flooring to living areas
- Carpeted bedrooms
- Open plan living, dining and kitchen
- Kitchen with induction cooking
- European laundry
- Ducted reverse cycle heating and cooling
- Double glazed floor-to-ceiling windows
- Amenities: gym on Level 4 (same level as this home), garden barbeque area, spa, yoga studio, wellness centre (sauna), resident lounge

#### RATES/SIZE:

Living Size: 65sqm approx.

Rates: \$1,869p.a approx.

Land Tax: \$2,147p.a approx.

Body Corporate: \$568.48p.q approx.

EER: 6.0

Year Built: 2026

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

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EER ★★★★★★

## MORE DETAILS

Property ID 1J2SF9U  
Property Type House  
House Size 65 m2  
EER 6

**Olivia Schultz 0415 366 287**

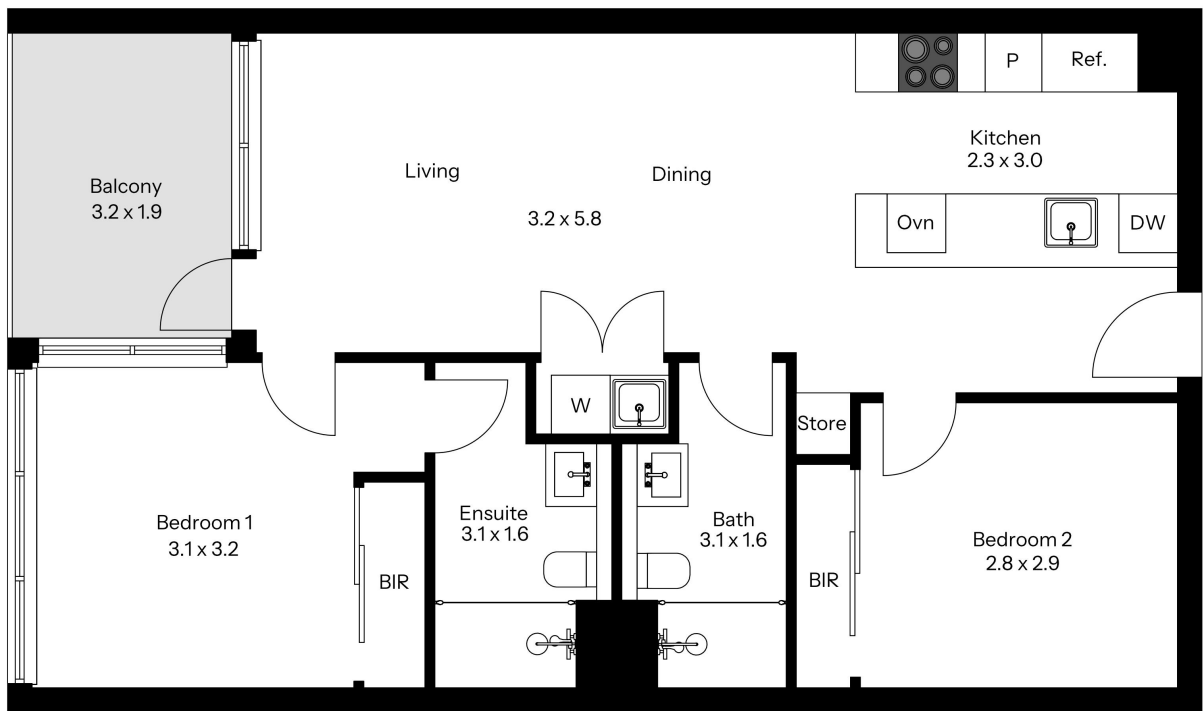
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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