

1/26 Empire Circuit, Forrest, ACT 2603



Townhouse For Sale

Friday, 24 May 2024

1/26 Empire Circuit, Forrest, ACT 2603

Bedrooms: 3

Bathrooms: 4

Parkings: 4

Type: Townhouse



Mario Sanfrancesco
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Auction

This ultra-luxe town residence with a secure four-car basement garage, private lift access, mineral infinity swimming pool and 3 ensuite bedrooms offers all the luxury comforts as well as an easy walk to Manuka's boutique shops and restaurants, as well as many of Canberra's top schools, the Parliamentary Triangle, Manuka Oval and many of Canberra's inner south attractions. One of just four residences in an exclusive gated complex designed by award-winning Stewart Architecture, it's a private and well oriented home that perfectly blends exquisite outdoor spaces with eye-catching premium high-end interiors and amenities. Among these are the spectacular poolside cabana luxuries with lounge area, slow combustion wood fireplace and bar, plus integrated TV with surround sound. With the adjacent self-cleaning pool, topiary plantings and paved terrace as a backdrop, it's a setting that will likely be much favoured for entertaining or simply unwinding from the day's hustle and bustle. There's a seamless flow from here into the interior living areas where high ceilings, a soaring double-height atrium and extensive use of glass provide exceptional lines of sight from the front courtyard to the rear terrace and bring abundant natural light. Upstairs, each of the bedrooms has its own TV, balcony access and a designer luxe ensuite with premium level fixtures. The master bedroom's luxurious ensuite features a large walk-through robe, freestanding Italian porcelain bathtub, massive separate shower and dual basins, while the bedroom itself has access to a northern terrace with views of Parliament House.

FEATURES

- Architecturally designed by award winning Stewart Architecture
- Town home in gated complex of 4, just minutes walking distance to Manuka
- Private lift access to 4-car basement garage with a 12m bank of storage & epoxy flooring
- Private and lush front garden courtyard with top-of-the-range outdoor kitchen that includes a Weber BBQ, 2 wine fridges, Miele dishwasher, electric awning with LED lighting & dual access to interior living spaces
- Sleek, well-appointed kitchen with walk-in pantry, island bench, 40mm Caesarstone benchtops, Miele induction cooktop + two ovens with steamer & plate warmer
- Ancillary cupboard with additional fridge accessible from outdoor kitchen
- Open-plan living and dining with double-height central atrium + a large-screen TV with elaborate ELAC and Dendon sound system
- Second living area and study featuring custom joinery and TV
- Electric blinds and curtains in both living areas
- Full luxury bathroom at ground level
- Large laundry with external access + combined Miele washer & dryer
- Rear paved outdoor entertaining area with self-cleaning mineral infinity swimming pool, outdoor shower, cabana with built in bar/kitchenette, Vintec bar fridge, lounge, slow combustion wood fireplace, television and sound system
- Solar panels
- Pool solar heating including solar blanket
- Blackbutt staircase leading to second floor bedrooms
- Main bedroom with north-facing balcony and views to Parliament House, enormous walk-in wardrobe and huge ensuite with full-height Italian porcelain tiles, freestanding designer bathtub, dual sink vanity & large walk-in shower
- 2 additional bedrooms, each with its own designer ensuite, built-in wardrobe, electric blinds & access to a balcony overlooking the pool
- All bedrooms with wall-mounted TVs
- Hydronic in-slab underfloor heating throughout
- Reverse-cycle air conditioning
- Lavishly planted rear garden with espaliered camellias, formal hedging, maples, magnolias and cycads + vegetable container garden
- Automatic irrigation system
- Security system

FIGURES Rates: \$5,656.41pa Body Corp: \$10,556.00 pa