

# 1/28A Empire Circuit, Forrest, ACT 2603

## Townhouse For Rent

Wednesday, 17 April 2024

1/28A Empire Circuit, Forrest, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: Townhouse



Ainslie Thomas  
0425565870

**\$1,500 per week**

This lovely prestige executive home has all the features you could desire. Front enclosed paved and garden entry Ideal for entertaining. The formal entry open into stylish living and dining area, has tiled flooring and high ceilings featuring lovely large hanging light shades and beautiful window dressings and access to front courtyard. State of the art kitchen with stone benches, AEG appliances including induction cook top. Loads of natural light from floor to ceiling rear windows and sliding door that access the rear private courtyard. Also on the ground floor is the large main bedroom with walk in robe and elegant ensuite. Plus powder room and separate laundry. Using private internal lift or walking upstairs you will find a large mezzanine/second living area. This room has access to the first floor balcony. Also on the first floor - 2nd bedroom with built in robes, floor to ceiling windows and sliding door to 1st floor balcony. Third bedroom with built in robes and beautiful master bathroom with Italian porcelain tiles, twin basins, shower and bath plus separate toilet room. The first floor balcony offers lovely views back to Parliament House. Taking the stairs or the internal private lift you have access to extra large 4 car garage. This garage has security entry including auto roller door to the individual garage. The property has underground heating to the ground floor, Heat recovery ventilation, triple-glazed windows plus reverse cycle air conditioning. Together with sun block window dressings and electronic blinds to skylights-offering economical power use in summer and winter. With 163 square meter of living area and location in Forrest this executive property offers exceptional space, style and features with ideal location to Parliamentary Triangle, Yarralumla and Red Hill Embassy area plus walking distance to Manuka business and restaurant precinct. Features: Enclosed front entertaining courtyard Large lounge & dining with tiled flooring and high ceiling Master bedroom - walk in robe and ensuite on first floor Powder room on first floor State of the art kitchen Internal private lift to 1st floor and 4 car basement garage. 1st floor bedrooms 2 and 3 both with built in robes Mezzanine second living area Beautiful master bathroom and separate toilet room Large 1st floor balcony with views back to Parliament House Four car garage Heat recovery ventilation, triple glazing Under floor heating and reverse cycle air conditioning New Quality fittings throughout. Owner consent is required for the keeping of pets EER: There is no existing energy efficiency rating The property complies with the minimum ceiling insulation standard BOOK AN INSPECTION 1. Click on "BOOK INSPECTION" located under Open Times 2. Register to join an existing inspection 3. If there is no time available or if the time does not suit, please register and we will contact you once further access can be arranged 4. Please note that if you do not register, we cannot notify you of any time changes, cancellations or further inspection times APPLICATIONS To apply click on the 'APPLY ONLINE' button and complete the 1Form application. BOND AND RENT Bond is equivalent to 4 weeks rent (Bank Cheque or Money Order) Please note Total Property Management does not accept any cash payments Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, Total Property Management does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.