

100/5 Empire Circuit, Forrest, ACT 2603

Apartment For Sale

Friday, 22 March 2024

100/5 Empire Circuit, Forrest, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Nick Purnell
0262952011



Sam Glyde
0428221300

\$849,000+

Located just moments from the Manuka Shopping Village, this spacious ground floor property is perfectly located to immerse yourself in the Inner South lifestyle. The property is only a few hundred metres from the Telopea Park School, Manuka Oval if you're an AFL or cricket fan and the Kingston Shops. You will also be a short ride to Parliament House, Lake Burley Griffin and the many offices that the Parliamentary Triangle is home to. Stepping inside you will be impressed by the generous floorplan that is on offer. The sprawling floorplan is flooded with morning sun due to its easterly orientation and the bedrooms are all generously sized. The property has been recarpeted and painted for sale, so it presents beautifully and is fresh for its new owner. The balcony is a fantastic place to entertain and feels like an extension of the living area. The complex has stunningly manicured gardens throughout the middle of the complex and a pool area that captures all day sun. Downstairs there is two parking spaces and a storage cage for all those extra possessions. Features:-
- Fantastic central yet quiet location
- Spacious 120m² internal floorplan
- Located within the Telopea Park School and Narrabundah College catchment zone
- Easterly orientation with a 16m² terrace
- Freshly painted and carpeted throughout
- Two car spaces with storage cage
Figure Summary (all approx.):
- Body corporate admin: \$1313 p.q.
- Sinking fund: \$781 p.q.
- General rates: \$741 p.q.
- Water and sewage: \$185 p.q.