

**13/7 State Circle, Forrest, ACT 2603**

**CARTER + CO**

**Sold Apartment**

Thursday, 10 August 2023

13/7 State Circle, Forrest, ACT 2603

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 175 m2**

**Type: Apartment**



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## Contact agent

The features you want to know!+ 2021 master builders association winning development+ 3 over sized bedrooms+ 2 bedrooms feature ensuites and WIR's+ Luxurious master ensuite with free standing feature bathtub, custom vanity and floor to ceiling Italian Carrara marble herringbone tiling.+ Private balcony in both master suites+ North Facing+ Un interrupted views of Parliament House+ Luxury entertainers' kitchen with reconstituted Caesarstone waterfall benchtops and butlers' area.+ Gaggenau appliances, including two pyrolytic ovens, 900mm induction cooktop and 900mm externally ducted rangehood, integrated dishwasher, integrated microwave / Grill, and warming drawer.+ Italian Statuario marble kitchen splashback+ Dual zone Vintec wine fridge+ Villeroy & Boch tap and ceramic ware throughout.+ Kitchen overlooks the large open plan living and dining area.+ Double glazed windows and doors throughout+ Floor to ceiling double glazed stacker doors provide a seamless connection to the large outdoor entertaining balcony+ Spotted gum timber soffits to all balconies+ 2700mm ceilings throughout+ European Oak flooring in living spaces+ Godfrey Hirst pure loop New Zealand wool carpets to all bedrooms+ Recessed pelmets to living areas and bedrooms with feature LED strip lighting+ Ducted heating and cooling+ Video intercom+ Double lock up garage

Why you want to live here. Introducing 13/7 State Circle Forrest - Indulge in Unparalleled Luxury Welcome to an extraordinary living experience that combines opulence, style, and unrivalled craftsmanship. Nestled in the prestigious suburb of Forrest, this one-of-a-kind 3-bedroom, 3-bathroom, 2 car garage apartment sets a new standard for luxury living. Prepare to be captivated from the moment you step through the door. This remarkable residence boasts not one, but two master bedrooms, each adorned with spacious walk-in robes and lavish ensuites. Pamper yourself in elegance and tranquillity, tailored to exceed your every expectation. Enter the bathrooms and be awestruck by their stunning contemporary design. Impeccable taste is evident in every detail, from the highest-quality tiles to the exquisite fixtures and fittings. The kitchen, the heart of this exceptional home, is a culinary masterpiece. Immerse yourself in a realm of culinary inspiration with top-of-the-line Gaggenau appliances, complemented by a Vintech wine fridge. Discover the joy of abundant bench space and ample storage, coupled with the exquisite neutral tones of the joinery, and finishes which elevate this kitchen to the pinnacle of sophistication and refinement. As you sit down for a delightful dinner or recline on your lounge, be enchanted by the iconic framed view of Parliament House. Bask in the majesty of this landmark, an awe-inspiring backdrop that transforms each moment spent within your abode into a truly extraordinary experience. Embrace the allure of the prestigious inner south of Canberra, as this magnificent apartment places you in the heart of it all. Explore the vibrant offerings of nearby Manuka and Kingston, where a wealth of exceptional amenities awaits. Immerse yourself in a world of culinary delights, high-end shopping, and cultural experiences, all within easy reach. Furthermore, a short drive will transport you to the bustling Canberra CBD, ensuring that convenience and connectivity are always at your doorstep.

The stats you need to know!+ Unit: 13+ Block: 13+ Section: 13+ EER: 6 stars+ Total Apartment: 175m<sup>2</sup> (approx.)+ Total Internal Living: 160m<sup>2</sup> (approx.)+ Total External Living: 15m<sup>2</sup> (approx.)+ Rates: \$1,065.61 pq (approx.)+ Land Tax: \$1,352.84 pq (approx.) + Strata: \$2,619.11 pq (approx.) + Rental Appraisal: \$TBC per week+ Heating and cooling: Ducted Zoned Heating and cooling+ Car: Double secured underground garage