

**14/7 State Circle, Forrest, ACT 2603**

**CARTER + CO**

**Sold Unit**

Monday, 14 August 2023

14/7 State Circle, Forrest, ACT 2603

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 176 m2**

**Type: Unit**



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**\$1,884,000**

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 his and hers vanity and floor to ceiling Italian Carrara marble herringbone tiling. + Private balcony in master suite+ North Facing+ Views of Parliament House and St Andrews Church+ 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 pelments to living areas and bedrooms with feature LED strip lighting+ Ducted heating and cooling + Video intercom + Double lock up garageWhy you want to live here! Welcome to 14/7 State Circle, Forrest - the epitome of luxury living in Forrest. An exquisite 3 bedroom, 3 bathroom apartment with a double lock-up garage. Prepare to be mesmerized by this remarkable residence, which sets a new standard for elegance and sophistication.Positioned in one of Canberra's most coveted addresses, unit 14 at the Estate is truly unparalleled. Step inside and be astounded by the exceptional level of craftsmanship and attention to detail. The sheer quality of the inclusions and finishes will leave you in awe, as you realize the immense value this apartment holds.Discover a world of convenience at your doorstep. Immerse yourself in the vibrant ambiance of nearby cafes and restaurants, where culinary delights await. And with just a short scenic drive to Canberra CBD, you'll relish in the perfect balance of tranquility and urban connectivity.Spanning an expansive 201m<sup>2</sup>, this apartment offers an abundance of room for you to create your ideal sanctuary. The master bedroom is a haven of indulgence, boasting an ensuite that rivals any spa retreat. Pamper yourself with a freestanding bath, a luxurious shower, and a double vanity. Furthermore, the generous walk-in robe provides ample storage, while your own private balcony offers breathtaking views of the iconic Parliament House.Prepare to be enchanted by the kitchen, a culinary masterpiece in its own right. Equipped with double ovens, a convection oven with a plate warmer, and even a dedicated wine fridge, it surpasses all expectations. The bench space provided is unparalleled in apartment living, offering you the freedom to unleash your culinary creativity like never before.Don't miss this unparalleled opportunity to own Forrest's finest 3 bedroom apartment. With its unrivaled features, impeccable design, and prestigious location, this residence represents the pinnacle of luxury living. Immerse yourself in a world of opulence and secure your dream home today.The stats you need to know!+ Unit: 14 + Block: 13 + Section: 13 + EER: 8.5 stars + Total Apartment: 201m<sup>2</sup>+ Total Internal Living: 176m<sup>2</sup>+ Total External Living: 25m<sup>2</sup> + Rates: \$1,146 p.q. (approx.)+ Land Tax: \$1,419 p.q. (approx, if rented)+ Strata \$2,367 per quarter (approx.) + Rental Appraisal: \$1,300 - \$1,450 per week + Heating and cooling: Ducted Zoned Heating and cooling+ Car: Double secured underground garage