

# 16/15 Empire Circuit, Forrest, ACT 2603

## Sold Apartment

Friday, 8 September 2023

16/15 Empire Circuit, Forrest, ACT 2603

**Bedrooms: 2**

**Bathrooms: 2**

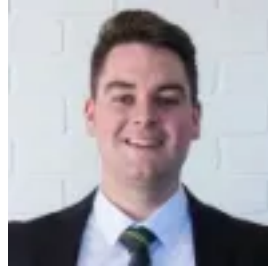
**Parkings: 2**

**Area: 98 m2**

**Type: Apartment**



Colin McIntyre  
0262949393



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**\$849,000**

Introducing the epitome of luxurious urban living: a brilliant executive two-bedroom townhouse that offers the perfect blend of location, style, and convenience. Immaculately designed and loaded with premium extras, this townhouse is a testament to modern comfort and sophistication. Step inside and you'll be greeted by a large, light-filled open-plan living, dining, and kitchen. The kitchen itself is a functional modern design, boasting top-of-the-line fixtures and fittings, including stainless-steel appliances, an inbuilt oven and microwave, dishwasher, and a gas burner cooktop. Stone benchtops and glass splashbacks. With ample pantry space for all your culinary needs and a convenient European laundry tucked away discreetly, every aspect of daily living has been thoughtfully considered. Heading upstairs, you'll discover two generously sized bedrooms, both featuring built-in robes that provide ample storage. The master bedroom offers an extra touch of luxury with its own private balcony and ensuite bathroom, making it the perfect retreat after a long day. Stay comfortable year-round with the convenience of ducted heating and cooling, ensuring that your home remains a cozy haven in any season. Entertaining guests will be a delight with the great-sized courtyard space, providing the perfect backdrop for memorable gatherings and relaxation. One of the standout features of this remarkable townhouse is the parking and storage solutions it offers. Say goodbye to the parking woes often associated with high-density living, as this home comes with a spacious parking garage and a spacious lock up storage room with direct access to the townhouse – a unique feature exclusive to this unit within the complex. Additionally, there is a secondary parking space available in the underground parking area. Don't miss the opportunity to make this executive townhouse your new home set in the sought-after location of Forrest. Experience the best in contemporary living, where style meets convenience, and every detail is designed for your comfort. Embrace urban living at its finest in this exceptional residence. Contact us today to schedule a viewing and see for yourself the unparalleled quality and luxury it has to offer. Features Include: • Executive townhouse with exclusive features • Open plan living, dining and kitchen • Beautiful kitchen with quality appliances and fittings • European laundry + powder room on lower level • Two good sized bedrooms • Master bedroom with private balcony, BIR & ensuite bathroom • Ducted heating and cooling • Lovely private courtyard space • 1 garage with spacious lock up storeroom and direct access to the townhouse + additional parking space • Excellent location

**Outgoings & Property Information:** Living size: 98.5 sqm Rates: \$2,324 per annum Body Corporate fees: \$8,007.20 per annum Land tax (if rented): \$2,920.20 per annum Year Built: 2009 EER: 6.0 Disclaimer: Whilst we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.