

18/7 State Circle, Forrest, ACT 2603

VERV

Apartment For Sale

Friday, 3 May 2024

18/7 State Circle, Forrest, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 106 m2

Type: Apartment



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\$1,185,000+

This breathtaking architectural masterpiece is proudly welcomed to the market, 'Estate' in Forrest is an award-winning development sited within one of Canberra's most affluent suburbs. Designed by Collins Pennington architects and positioned in a prestigious dress-circle address on State Circle, this apartment offers uninterrupted views of Parliament House. A benchmark in apartment living, showcasing some of the world's finest finishes with high-end designer inclusions and luxurious interiors all set upon a warm-toned and striking pallet. This represents the ultimate lifestyle and redefines apartment living. Number 18 is a gorgeously appointed two-bedroom, two-bathroom apartment located within "Collins One Building". Upon entry, you are greeted with a gorgeously appointed open-plan living space finished with European Oak Engineered Floors. The modern designer kitchen offers a large island bench with waterfall edges, finished with reconstituted Caesarstone benchtops, Italian Statuario marble splash back and the very best in kitchen appliances; Gaggenau. Generously constructed and built over 106m² of internal living this apartment offers an exceptional floor plan with both bedrooms segregated and with privacy assured. The designer bathrooms are remarkably finished with floor-to-ceiling tiles, custom wall-hung vanity with stone benchtops, white Italian marble herringbone splash back and under-floor tiled heating in both bathrooms. Paramount is the design to ensure a seamless transition between indoor living and outdoor entertaining. This apartment's premium position is truly undeniable with gorgeous leafy views across the established tree-lined canopies. The Estate has been carefully considered and expertly designed, including extensive parks, water features and landscaped gardens that connect the three individualised buildings. The development also features a fully temperature-controlled wine cellar storage unit. Features Include:- Architecturally Designed Complex- Blue-chip and dress circle location- Award-winning 'The Estate' development- European oak engineered floors- Double-glazed, argon-filled windows and doors- Two segregated bedrooms with built-in-robos- Two designer bathrooms (ensuite & main)- Double car accommodation underground (side by side)- European laundry with custom cabinetry and dryer- Segregated master bedroom with walk-in-robe, ensuite and private balcony- Designer kitchen with waterfall island benchtop, reconstituted Caesarstone benchtops, soft closer drawers, custom joinery and cabinetry, Villeroy and Bosch sink mixer, Italian Statuario marble splash back and LED feature pendant light- High-end Gaggenau appliances; Gaggenau 200 series oven, Gaggenau Vario induction cooktop, Gaggenau range hood, Gaggenau 200 Series fully-integrated dishwasher, Gaggenau 200 Series combination microwave and full grill, Gaggenau 200 series warming drawer- Bathrooms finished with floor-to-ceiling tiles, custom wall-hung vanity with reconstituted Caesarstone, Marble Herringbone mosaic splash back, Villeroy and Bosch tapware, frameless toughened glass and underfloor tiled heating in both bathrooms- Gorgeous ensuite with custom wall hung double vanity unit finished with reconstituted stone, white Italian marble mosaic splash back, mirrored shaving cabinets, feature LED strip lighting and rainwater showerhead- Covered outdoor alfresco with spotted gum roofline, pavers and gorgeous views- Second bedroom with built-in-robos and access to the main balcony- Ducted heating and cooling throughout- Features lighting throughout- Quality electric blinds (battery operated)- Quality sheer curtains- Video intercom system- EV charges in the parking area- Wine storage unit, fully temperature-controlled wine cellar (60 bottles)- Continuous gas hot water system- Master Builders Association Award Winning Development 2021- Extensive parks, water features and gardens- Communal entertaining areas including kitchen and BBQ- Prominent Forrest location short walk to Barton Offices- Short walk to the shores of Lake Burley Griffin- Short drive to Manuka Shopping Precinct- Close proximity to some of Canberra's best schools- Highly active and responsive executive committee- Full-time building manager- Communal wifi in the basement EER: 6 stars Living: 106m² approx. Balcony: 12m² approx. Body Corporate: \$1,800.51 per quarter approx. Rates: \$3,241.36 per annum approx. Land Tax: \$4,041.71 per annum approx. (paid only if rented out)