

209/23 State Circle, Forrest, ACT 2603



Apartment For Sale

Friday, 12 April 2024

209/23 State Circle, Forrest, ACT 2603

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: Apartment



Mario Sanfrancesco
0262952433

Auction

This outstanding penthouse in a low-rise architect-designed building opposite Parliament House boasts a huge, covered balcony with northerly views to Black Mountain and a similar sized terrace to the rear, inspiring an easy, outdoor entertaining lifestyle. The unit also features luxurious interior elements that make it just as enjoyable to spend time indoors, such as a feature gas fireplace in the living room, a sunlit library or media room and a separate study. The contemporary kitchen has a great aspect, allowing winter sunlight to reach deep into the main living areas. The outdoor spaces aren't the only ones with oversized proportions here. Four secure auto parking places provide excellent alternatives for motoring and cycling enthusiasts, while three large bedrooms include the massive master, which has a walk-through wardrobe, access to the back terrace, and a large ensuite. This modern home is designed for solitude and aesthetic appeal, with elegant rooms in earthy tones and elevated fixtures that complement the sophistication of its surroundings. With Kingston, Manuka, Lake Burley Griffin, and several of Canberra's prominent icons, museums and galleries all within short walking distance, you can enjoy an enviable quality of life while exploring the finest offerings of the capital.

FEATURES

- 255m² single-level penthouse in exclusive apartment complex opposite Parliament House
- Plus 96m² of outdoor living
- EER 6
- High ceilings throughout
- Formal entry with storage
- Oversized room proportions compared to many apartments/penthouses
- Open-plan living and dining with full-height double-glazed windows
- Well-appointed kitchen with upgraded Miele induction cooktop, pyrolytic oven, microwave and dishwasher, soft-close cupboards and drawers, Caesarstone benchtops and island
- Library or media room with custom wall unit
- Additional generous study with built in desk
- Guest powder room
- Massive master bedroom with quality ensuite featuring floor-to-ceiling tiles and dual-sink vanity
- Two additional generous sized bedrooms, all with built-in wardrobes and two with direct access to rear terrace
- Large main bathroom with dual sinks
- Heated towel rails in bathrooms
- Spacious dedicated laundry
- Large-format Italian tiles laid by a master tiler to living areas
- Quality carpets
- Two separate reverse-cycle air conditioning units
- Video intercom
- Lift access
- 4 secure car spaces + lock-up storage cage conveniently located close to lift
- Access to communal car wash
- Easily maintained private potted gardens at rear
- Beautifully maintained common formal landscaped areas

Rates: \$1,439 pq (Approx.) Body Corporate: \$5,748 pq (Approx.)
Living Area: 255m² (Approx.) Balcony: Two large balconies totalling 96m² (Approx.)