

**21/7 State Circle, Forrest, ACT 2603**

**CARTER + CO**

**Sold Apartment**

Friday, 11 August 2023

21/7 State Circle, Forrest, ACT 2603

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 226 m2**

**Type: Apartment**



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**\$2,439,000**

The features you want to know!+ 2021 master builders association winning development+ 4 over sized bedrooms+ 3 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 main bedroom+ 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 garageWhy you want to live here.Presenting 21/7 State Circle, Forrest - an extraordinary penthouse apartment that redefines the essence of luxurious living. With 4 bedrooms, 4 bathrooms, and a 2-car garage, this unparalleled residence offers opulence and sophistication at its finest. Located within the esteemed Estate development, this is your final opportunity to secure one of the last remaining penthouse apartments, making it an exceptionally coveted offering.Prepare to be entranced as you step into the heart of this home - the magnificent kitchen. Designed to impress, it boasts top-of-the-line double Gaggenau ovens, a convection oven, dishwasher, and even a plate warmer. The exquisite neutral-toned custom joinery and stone benchtops exude an ambiance of elegance and style. Equipped with a Vintec wine fridge, this kitchen is a haven for culinary enthusiasts and entertainers alike.Find solace and sophistication in the master bedroom. Greet each day with breathtaking views of Parliament House from the comfort of your bed, while the ensuite tempts with double custom vanities and an inviting freestanding bath, creating an oasis of relaxation and rejuvenation.Nestled in the highly sought-after location of Forrest, this apartment's setting is unparalleled. Renowned as one of Canberra's most prestigious areas, Forrest offers convenient access to the city's finest schools, acclaimed restaurants, and effortless travel in and out of the CBD. Immerse yourself in a vibrant community where every amenity and convenience are at your fingertips.Seize the chance to call 21/7 State Circle, Forrest, your home. With its exclusive features, breathtaking views, and unbeatable location, this penthouse apartment offers a lifestyle that fulfills dreams. Embrace a life of luxury, sophistication, and utmost convenience in this extraordinary abode.The stats you need to know!+ Unit: 21+ Block: 13+ Section: 13+ EER: 8.5 stars+ Total Apartment: 226m<sup>2</sup> (approx.)+ Total Internal Living: 203m<sup>2</sup> (approx.)+ Total External Living: 24m<sup>2</sup> (approx.)+ Rates: \$1,297 p.q. (approx.)+ Land Tax: \$1,613 p.q. (approx, if rented)+ Strata \$3,413 p.q. (approx.)+ Rental Appraisal: \$1,500 - \$1,600 per week+ Heating and cooling: Ducted Zoned Heating and cooling+ Car: Double secured underground garageless