

36/7 Empire Circuit,, Forrest, ACT 2603



Unit For Sale

Friday, 19 April 2024

36/7 Empire Circuit,, Forrest, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Nalin Ratnaik



Brian Mcpherson
0401354540

\$690,000

Calm down and relax in this stunning ground floor apartment, incredibly captivating, where a brand-new lifestyle awaits you. Situated at the most exclusive address, you will have to try to contain your excitement! A home to make you smile again, occupying a delightful position right in the heart of the beautiful Bentley Apartments midst stunning gardens and paved retreats. It is a stylish haven of peace and tranquillity, with privacy already assured. Pretty as a picture, the dwelling exudes just old-time warmth and relaxation, has a spacious design enhanced by the most beautiful surroundings. You will be amazed with the feeling of spaciousness captured by an attractive main living room incorporating dining, leading to an impressive balcony ideal for day-to-day living and entertaining. A formal entrance sets the scene along with two well zoned bedrooms, an amazing modern kitchen, two full sized bathrooms, a large separate laundry, walk-in linen closet and storage room. Adding to the experience style and atmosphere is the feature lighting and immaculate presentation. When you add to the picture a short walk to the shops and all Manuka has to offer, then you can be sure this is a tantalizing opportunity for one lucky buyer. Don't wait any longer. I'll put the kettle on!

Features:- Dishwasher included- Separate formal entry- Garden aspects from bedrooms, kitchen and living- Spacious design compliments living and dining- Excellent presentation throughout- Large separate laundry- Walk-in linen closet and storage- Private balcony from living surrounded by established gardens- Garage has storage cupboard- Stunning streetscape highlighting exquisite tree canopy- Enjoy eating out with all Kingston restaurants within walking distance- Level one position- BIR's in bedrooms with own bathroom- Reverse cycle heating and cooling system- Sizable balcony overlooking gardens- North Easterly aspect- Energy Rating 6 stars- Basement carpark for 2 cars, remote controlled- 92 sqm internal living, 12 sqm balcony- Rental appraisal - \$670 - \$770- NBN connected - Fibre to the Building- Proximity to ideal school catchments including Telopea Park School- Kingston shopping and restaurants minutes away

Rates: \$2,698.18 p/a approx. Land Tax (If rented) \$2,441.00 p/a approx. Body Corp Fees: \$6,992.00 p/a approx. Rented at \$700 per week till 11 Feb 2025

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