

37/7 Empire Circuit, Forrest, ACT 2603

MARQ

Apartment For Sale

Thursday, 25 January 2024

37/7 Empire Circuit, Forrest, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 92 m2

Type: Apartment



Natalie Kokic Schmidt
0428082885



Jason Anasson
0423821138

\$690,000+

Introducing a well-appointed urban retreat in the heart of the Inner South! This spacious two-bedroom apartment boasts a prime location that puts you in the centre of it all. Step inside, and you'll be greeted by timber flooring throughout and fresh paint that adds warmth and elegance to every room. With updated appliances throughout and an outlook on to greenery the apartment provides an inviting atmosphere that's perfect for an executive buyer seeking a stylish oasis. The expansive living spaces are designed for both comfort and entertaining, making it easy to host gatherings or work from home in peaceful surroundings. Don't miss out on this fantastic opportunity to live in a prime location, with the convenience and comfort you deserve. Make this apartment your own, and experience the Inner South lifestyle at its finest.

- Expansive two-bedroom apartment located on level 1
- Kitchen with stone benchtop and new appliances including dishwasher
- Both bedrooms offer built in robes and each have their own bathroom
- New reverse cycle heating and cooling system, LED lighting throughout
- Timber flooring throughout and new paint, neutral colour palette
- Sizable balcony with plenty of space to entertain with outlook to greenery
- Favourable North East aspect
- Energy Efficiency Rating 6.0
- Two car spaces located underground with remote access, secure storage unit
- Located in the popular Bentley Suites Complex
- Lush green common spaces within the complex including a swimming pool
- 92 sqm internal living, 12 sqm balcony
- Rental appraisal - \$630 - \$660
- NBN connected
- Fibre to the Building
- Proximity to ideal school catchments including Telopea Park School

General Rates: \$2,698.18 approx. per annum
Land Tax (If rented) \$2,441.00 approx. per annum
Body Corp Fees: \$6,992.00 approx. per annum

Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries