

4/37 Dominion Circuit, Forrest, ACT 2603

LUTON

Apartment For Sale

Wednesday, 17 January 2024

4/37 Dominion Circuit, Forrest, ACT 2603

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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Auction

This large light filled town residence enjoys the serenity of being in a boutique block of 10 residences, in tree-lined Dominion Circuit and is superbly positioned moments from Manuka Village with cafes, shops and restaurants and the Parliamentary Triangle. With its very own street access, directly into the immaculate front courtyard; well planted with fruit and olive trees, providing a private and tranquil spot to entertain. The residence's sun-drenched and house-sized dimensions provide a refined lock up and leave lifestyle. Immaculately presented, the property has been refined with high end details and finishes including double glazed windows throughout. The kitchen overlooks the front courtyard and offers stone bench tops, walk in pantry, electric cooktop and oven and Bosch Dishwasher. The large dining and open plan living room open via sliding doors to the rear, north facing terrace with a leafy outlook. Upstairs are three very spacious bedrooms all with generous robes, main bathroom and ensuite. Bedrooms two and three open onto the front terrace. On the lower level is a large rumpus/multipurpose room with storage, large wine cellar, well-equipped laundry and internal access into the double garage. An opportunity to secure an immaculate offering, in a serene setting in a very sought after locale. Features: Northerly orientation to the rear Over three generous levels Direct street access from Dominion Circuit Large private courtyard with olive trees, lemon and lime and mandarin tree with automatic watering system Feature stone plant stands at entrance External quality garden lighting High quality double-glazed Doors and Windows imported from Germany throughout providing excellent thermal and sound insulation keeping the house energy efficient Imported Italian tiles in courtyard, verandas, bathroom and living areas Wool carpet Spacious entrance with double door Integrated built-in picture hanging system throughout Alarm system and intercom / sound system throughout Electric cooling Gas heating Continuous flow gas hot water Ceiling fans Kitchen with stone bench tops, Bosch dishwasher and DeDietrich imported electric cook top, oven and microwave Fisher and Paykel ActiveSmart refrigerator with automatic water and ice Transtherm wine fridge Walk-in pantry Powder room Spacious dining room and open plan living room opening onto rear terrace Three designer Kundalini Pixel feature ceiling lights in dining room Vicostone Quartz bench tops throughout kitchen, bathrooms and pantry. Gessi Rettangolo tap wear and fittings in bathrooms Oversized master bedroom, facing north Ensuite with floor to ceiling tiles and double vanity Walk-in-linen Main bathroom with floor to ceiling tiles and bath Bedrooms two and three with robes and sliding door access to terrace Duette UltraGlide Shades in all bedrooms Large multipurpose/ rumpus room with under stair storage, built-in-shelving Reverse cycle unit in rumpus Wine cellar with seating and custom-built recycled timber (Thors Hammer) wine racks for displaying over 170 bottles Rear terrace off living room with automatic blinds Double garage with internal access, automatic door and storage Spacious laundry with bench and hanging space Healthy sinking fund and external repaint underway Walk to Manuka Walk to Forrest School and Parliamentary Triangle offices Further walk to Lake Burley Griffin and a short drive into Canberra City EER: 6 Land Rates: \$1,190 P/Q approx Body Corporate: \$2,067 P/Q approx Living area: 195m2 approx