

48 Dominion Circuit, Forrest, ACT 2603



House For Sale

Friday, 3 May 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1400 m2

Type: House



Alexander Smout
0421148706



Michael Morris
02 6295 9911

\$3,900,000+

Positioned privately behind secure gates and hedging within one of Canberra's most exclusive Forrest enclaves is this simply beautiful, character filled Oakley and Parkes residence. Sitting gracefully within expansive lush grounds, established trees and picturesque gardens, the home is built on a 1400sqm parcel and showcases all the special features that the Oakley and Parkes design is known for. The expanse of the property overall is exceptional, with well-proportioned rooms throughout the interiors, exuding gracious charm and character every step of the way. Premium selections and quality materials have been used throughout with meticulous attention to detail. The residence centres around family and coziness. The formal dining area consists of high ceilings, and wood fireplace complimented by wooden joinery. The kitchen was renovated in a way where it seamlessly flows with the design of the home whilst overlooking the informal dining area with a flourishing background. The living room is adorned with a wood fireplace and sizeable French sash windows, drawing sun, and garden outlooks from every angle. Bedroom accommodation is generous with four sizeable bedrooms, all of which enjoying the delightful garden aspects. The main bedroom is large and inclusive of an ensuite. Arguably one of the best, most central blue-chip locations in Canberra, a remarkably private home within close proximity to the Parliamentary Triangle, top-tier blue ribbon schools, charming boutique shopping, and exceptional restaurants and cafes. Prime central positioning means a genuine short walking distance to the Manuka Shopping Precinct as well as numerous well regarded schools including Canberra Girls Grammar, Canberra Grammar School, Forrest Primary and Telopea Park School. * Desirable leafy Forrest location * 1400m2 parcel * Charming 1920's Oakley and Parkes double-brick residence * Opportunity to renovate/extend (Plans for a substantial renovation have been prepared by leading Canberra architect Paul Tilse) * Heritage features including 2 original working fireplaces, colonial and sash windows, timber floors, high ceilings, wide skirtings and picture rails * Functional floor plan with 3 bedrooms, all with built in robes, and spacious master bedroom with ensuite * Formal living and dining (both with functioning original wood fireplaces) * Sunroom with delightful garden outlook * Kitchen renovated in 2021 with Bosch appliances including oven, induction cooktop, microwave and dishwasher * Meals area off the kitchen with full length glass observing established gardens * Main bathroom renovated in 2023 * Sunny, walled courtyard with greenery * Ducted gas heating and reverse cycle air-conditioning * Single lock up garage and carport * Conveniently close to Canberra's top schools, Manuka and Deakin shops and cafes, the Parliamentary Triangle, and the CBD Rates: \$12,054pa (approx.) Land Tax: \$24,027pa (approx. if rented out) UCV: \$2,850,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.