

53/7 State Circle, Forrest, ACT 2603

VERV

Sold Apartment

Sunday, 13 August 2023

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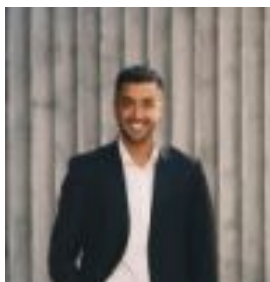
Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 115 m2

Type: Apartment



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Directions: Turn left onto Hobart Avenue (from state circle) and then first left into "Estate". This breathtaking architectural masterpiece is proudly welcomed to the market, 'Estate' in Forrest is an award-winning development sited within one of Canberra's most affluent suburbs. Designed by Collins Pennington architects and positioned in a prestigious dress-circle address on State Circle, this apartment offers uninterrupted views of Parliament House. A benchmark in apartment living, showcasing some of the world's finest finishes with high-end designer inclusions and luxurious interiors all set upon a warm toned and striking pallet. This represents the ultimate lifestyle and redefines apartment living. Number 53 is a gorgeously appointed two-bedroom, two-bathroom apartment is located within one of 'The Estates' most premium buildings "EMPIRE ONE". Upon entry you are greeted with gorgeously appointed open plan living space finished with European Oak Engineered Floors. Modern designer kitchen offers large island bench with waterfall edges, finished with reconstituted Caesarstone benchtops, Italian Statuario marble splash back and the very best in kitchen appliances; Gaggenau. Generously constructed and built over 115m² of internal living this apartment offers an exceptional floor plan with both bedrooms segregated and with privacy assured. The designer bathrooms are remarkably finished with floor to ceiling tiles, custom wall hung vanity with stone benchtops, white Italian marble herringbone splash back and under floor tiled heating in both bathrooms. Paramount is the design in ensuring a seamless transition between the indoor living and the outdoor entertaining, with all rooms able to access the outdoor covered areas that offer stunning views over 21m² of outdoor entertaining. This apartment's premium position is truly undeniable with gorgeous leafy views across the established tree-lined canopies of Forrest from every room and breathtaking views of Parliament House. The Estate has been carefully considered and expertly designed, including extensive parks, water features and landscaped gardens that connect the three individualised buildings. The development also features a fully temperature-controlled wine cellar storage unit. The gorgeously curated outdoor spaces are perfect to relax, unwind and have a glass of cool rose for those warmer Canberra months ahead. Currently leased at \$880 per week until 7th November 2023. Features Include:- Architecturally Designed Complex- Blue-chip and dress circle location- Award-winning 'The Estate' development- Stunning views of Parliament House- North, north east facing apartment- European oak engineered floors- Double glazed, argon filled windows and doors- Two segregated bedrooms with built-in-robos- Two designer bathrooms (ensuite & main)- Double car accommodation underground (side by side with)- Huge storage room 21m² perfect for home gym or workshop- Full-sized laundry with custom cabinetry and joinery - Segregated master bedroom with walk-in-robe, ensuite and private balcony- Designer kitchen with island bench with waterfall island benchtop, reconstituted Caesarstone benchtops, soft closer drawers, custom joinery and cabinetry, Villeroy and Bosch sink mixer, Italian Statuario marble splash back and LED feature pendant light- High-end Gaggenau appliances; Gaggenau 200 series oven, Gaggenau Vario induction cooktop, Gaggenau rangehood, Gaggenau 200 Series fully-integrated dishwasher, Gaggenau 200 Series combination microwave and full grill, Gaggenau 200 series warming drawer- Bathrooms finished with floor to ceiling tiles, custom wall hung vanity with reconstituted Caesarstone, Marble Herringbone mosaic splash back, Villeroy and Bosch tapware, frameless toughened glass and underfloor tiled heating in both bathrooms- Gorgeous ensuite with custom wall hung double vanity unit finished with reconstituted stone, white Italian marble mosaic splash back, mirrored shaving cabinets, feature LED strip lighting and rainwater showerhead- Covered outdoor alfresco with spotted gum roofline, pavers and gorgeous views- Second bedroom with built-in-robos and access onto main balcony- Ducted heating and cooling throughout- Dimmable downlights in kitchen only- Features lighting throughout- Video intercom system- EV charges in parking area- Wine storage unit, fully temperature-controlled wine cellar (60 bottles)- Fisher Paykel 5kg wall mounted clothes dryer- Continuous gas hot water system- Master Builders Association Award Winning Development 2021- Extensive parks, water feature and gardens- Communal entertaining areas including kitchen and BBQ- Prominent Forrest location short walk to Barton Offices- Short walk to the shores of Lake Burley Griffin- Short drive to Manuka Shopping Precinct- Close proximity to some of Canberra's best schools- Highly active and responsive executive committee- Full time building manager- Communal wifi in basement EER: 6 stars Living: 115m² approx. Balcony 1: 18m² approx. Balcony 2: 3m² approx. Storage Room: 21m² approx. Body Corporate: \$1,892.52 per quarter approx. Rates: 3,448.00 per annum approx. Land Tax: \$4,231.36 per annum approx. (paid only if rented out)*Current main image the lights are showing apartment 54 not 53 (which is the apartment next door)