

# 55/7 Empire Circuit, Forrest, ACT 2603

## Sold Unit

Thursday, 10 August 2023

55/7 Empire Circuit, Forrest, ACT 2603

**Bedrooms: 1**

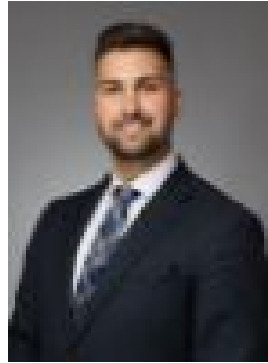
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Luigi "Lou" Baldan  
0262970005



James Davis  
0262970005

## Contact agent

Welcome to 55/7 Empire Circuit in Forrest. This stunning one-bedroom, one-bathroom apartment offers the perfect blend of tranquillity and convenience, allowing you to embrace an extraordinary lifestyle. Situated in a prime location, this property provides easy access to nearby amenities, including shops, cafes, parks, and public transportation, making it an ideal choice for those seeking both comfort and accessibility. As you step inside, you'll be immediately drawn to the stylish and contemporary design of this apartment. The bedroom features a built-in robe, providing ample storage space for all your belongings. The modern kitchen boasts an electric cooktop, under-bench oven, and dishwasher, making it a chef's dream. The hide-away laundry with a wall mount allows for convenient and discreet washing, while the split system heating and cooling in the living area ensures year-round comfort. In addition to its exceptional interior, 55/7 Empire Circuit offers a range of external features that enhance your living experience. The single basement car park provides secure and convenient parking for your vehicle, while the beautifully landscaped common area creates a serene and inviting atmosphere. Imagine relaxing by the pool during the warm summer months, enjoying the lush surroundings and finding tranquillity within the heart of the city. One of the standout features of this property is its location. Situated in the prestigious suburb of Forrest, you'll find yourself surrounded by the best of what the Capital has to offer. With easy access to nearby amenities, such as shops, cafes, parks, and public transportation, everything you need is just a short stroll or commute away. Whether you're looking to indulge in some retail therapy or savour a delicious meal at a local café, you'll find it all within close proximity. Don't miss out on the opportunity to make 55/7 Empire Circuit your new home. Experience the best of both worlds as you immerse yourself in the serene surroundings of Forrest while enjoying easy access to all your daily needs. Contact us today to arrange a viewing and see for yourself the remarkable features and exceptional location that this property has to offer.

Features include:- Bedroom features a built-in robe- Electric cooktop, under-bench oven, and dishwasher- Hideaway laundry with wall-mounted clothes dryer- Partially furnished- Split system heating and cooling in living areas- Single basement car park- Beautifully landscaped common area and pool

Living: 62.6m<sup>2</sup> (approx.) Balcony Areas: 25m<sup>2</sup> (approx.) Rates: \$565.00 p.q (approx.) Land Tax: \$681.00 p.q (approx. if rented) Body Corporate: \$1,130.00 p.q (approx.) EER: 6 Potential Rent: \$530-\$550 per week (furnished) \$490-\$500 per week (unfurnished)