

# 56 National Circuit, Forrest, ACT 2603

## House For Sale

Tuesday, 26 December 2023



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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1897 m2**

**Type: House**



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## Auction Forthcoming

The stately manors of England and the provincial chateaux of France are just two of the fine examples that show great resemblance to this grand residence. Setting the benchmark for architectural design and flawless craftsmanship whilst sitting gracefully within expansive lush grounds, tall trees and picturesque gardens, this immaculate residence is built on an impressive 1897sqm allotment on one of the most highly regarded streets in Canberra. Sun comes flooding in courtesy thanks to numerous French/sash windows, and doors framed in such a way that their architectural detail and texture add character and excitement to every room, offering a leafy outlook of the beautiful gardens that surround the home. Terrific entertaining opportunities are offered within this home, four indoor living areas and four outdoor living areas create a perfect balance of indoor/outdoor living. The family room is where a triple aspect helps cloak the space with a warm glow throughout the day. Encompassing the family room is the superb kitchen and formal dining. The elegant kitchen was generously supplied with a full suite of Miele appliances and bevelled-edge granite benchtops whilst overlooking a most delightful rear garden, and BBQ entertaining area, with a mature tree perfect for entertaining family and guests. Thoughtful renovations over the years have seamlessly transformed the original 1920s home into a modern showstopper while retaining its period feel, evident in well-proportioned rooms featuring wainscoting, picture rails, 3m ceilings, and gas fireplaces. An indoor pool, nestled in a setting reminiscent of a French orangery, offering year-round use. It greets you as the first sight when opening the doors of three of the four bedrooms in the morning. The master suite is tucked away from the rest with an impressive custom walk-in wardrobe with floor to ceiling cupboards. The spacious luxury ensuite is crafted with premium materials/inclusions like Italian porcelain tiles, stone tops, dual sinks, and an oversized rainhead shower, every detail has been meticulously attended to. The entire space is finished to the highest standards. A remarkably private home yet convenient location, in close proximity to the Parliamentary Triangle, top-tier blue ribbon schools, charming boutique shopping, and exceptional restaurants and cafes, makes it an exclusive sanctuary with a uniquely rare allure.\* Stunning refined home in an exclusive and private enclave\* Three driveway entrances off two streets, two of which being gated\* 1.8m privacy fences\* Smart Lock entry to home\* Back-to-base alarm\* Four living areas including family room, dining room, lounge room and a front parlour or home office that could also become a fifth bedroom\* Elegant kitchen with bevelled-edge granite benchtops, integrated Miele appliances, including fridge and freezer, concealed pop-up range hood, Brodware taps and fixtures\* Marble-clad family bathroom with electric underfloor heating\* Pavilion-style rear terrace leading to garaging (weather-protected)\* Oiled brush box floors to living areas\* Brand new carpets throughout\* Reverse-cycle ducted air conditioning\* Ducted gas heating in living area wing - with floor heating vents\* In-slab heating throughout bedroom wing\* Four gas fireplaces\* Large laundry with exceptional storage\* Ducted vacuum system\* Three gas hot water systems, two of which are temperature-controlled\* Plantation shutters and quality new automated curtains to the living areas\* Ionised heated indoor pool surrounded with heated floors, nine sets of double French doors, two integrated dehumidifiers and a dedicated shower, toilet and dressing room + courtyard off pool area with espaliered star jasmine\* Oversized double garage with built-in ladder to loft storage\* Beautiful formal landscaped gardens with automated irrigation system to support the grounds 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.