

**6/7 State Circle, Forrest, ACT 2603**

**CARTER + CO**

**Apartment For Sale**

Saturday, 11 November 2023

6/7 State Circle, Forrest, ACT 2603

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Apartment**



James Carter  
0413974912



Alistair Morrell  
0432669784

**\$2,559,000**

The features you want to know!+ 2021 Master Builders Association winning development+ 4 oversized bedrooms+ Two bedrooms showcasing walk-in-robos and luxurious ensuites with free standing feature bathtub and dual his and hers vanities+ Built-in-robos to other bedrooms+ Luxury entertainers' kitchen with reconstituted Caesarstone waterfall benchtops and butlers' area+ Gaggenau appliances, including two pyrolytic ovens, 900mm induction cooktop and 900mm externally ducted rangehood, integrated dishwasher, integrated microwave / Grill, and warming drawer+ Italian Statuario marble kitchen splashback+ Dual zone Vintec wine fridge+ Villeroy & Bosch tap and ceramic ware throughout+ Italian Carrara marble herringbone tiling to bathrooms+ European Oak flooring in living spaces+ Godfrey Hirst pure loop New Zealand wool carpets to all bedrooms+ 2700mm ceilings+ Double glazed windows and doors throughout+ Floor to ceiling double glazed stacker doors provide a seamless connection to the large outdoor courtyard+ Spotted gum timber soffits to courtyard+ Recessed pelmets to living areas and bedrooms with feature LED strip lighting+ Video intercom+ Storage area

Why you want to live here!The award-winning Estate is located within Canberra's most prestigious suburb of Forrest and has you living at the pinnacle of the Inner South, epitomising luxury, and lifestyle. This is a once in a lifetime opportunity to own a premier piece of real estate within Canberra's most decorated locale. Conveniently located on the ground floor of this incredible Empire building sits this 4-bedroom and 3.5-bathroom offering. Sprawling over an expansive 307sqm (approx.) of internal and outdoor living, this considered floor plan was designed by Collins Pennington Architects, and presents a coveted layout. Prepare to be entranced as you step into the heart of this home - the magnificent kitchen, which overlooks the open plan living and dining areas. Designed to impress, it boasts top-of-the-line double Gaggenau ovens, a convection oven, dishwasher, and even a plate warmer. The exquisite neutral-toned custom joinery and stone benchtops exude an ambiance of elegance and style. Equipped with a Vintec wine fridge, this kitchen is a haven for culinary enthusiasts and entertainers alike.

Find solace and sophistication in any of the bedrooms, two of which are adorned with walk-in-robos and luxurious ensuites. An oasis of relaxation and rejuvenation is created with the offering of direct courtyard access, ensuring a seamless integration between the indoor and outdoor spaces of the apartment. With a sprawling wrap around courtyard of over 102sqm (approx.), this outdoor space is awaiting your enjoyment - whether it be for entertaining, or just relaxing with a book.

Nestled in the highly sought-after location of Forrest, this apartment's setting is unparalleled. Renowned as one of Canberra's most prestigious areas, Forrest offers convenient access to the city's finest schools, acclaimed restaurants, and effortless travel in and out of the CBD. Immerse yourself in a vibrant community where every amenity and convenience are at your fingertips.

Seize the chance to call 6/7 State Circle, Forrest, your home. With its exclusive features and unbeatable location, this apartment offers a lifestyle that fulfills dreams. Embrace a life of luxury, sophistication, and utmost convenience in this extraordinary abode.

The stats you need to know!+ Unit: 6+ Block: 13+ Section: 13+ EER: 8.5 stars+ Internal Living: 205m2 (approx.)+ External Courtyard: 102m2 (approx.)+ Rates: \$1,268.23 p.q. (approx.)+ Land Tax: \$1,621.10 p.q. (approx, if rented)+ Strata \$3529.73 p.q. (approx.)+ Heating and cooling: Ducted zoned heating and cooling+ Car: Double car garage