

88/5 Empire Circuit, Forrest, ACT 2603

VERV

Apartment For Sale

Saturday, 3 February 2024

88/5 Empire Circuit, Forrest, ACT 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 114 m2

Type: Apartment



Jason Roses
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Auction

Buyers Guide From: \$850,000 Located: Fitzroy Street, Forrest entry and balcony overlooking Fitzroy St. Introducing this meticulously renovated two-bedroom apartment to the market, nestled in the gorgeous 'The Bentley' boutique development, set amidst the picturesque surroundings of the leafy suburb of Forrest in Canberra. This residence offers character and charm and is enhanced by neatly manicured hedges and established gardens. This apartment is a prime location, thoughtfully positioned with its living areas facing northeast, capturing an abundance of natural sunlight throughout the day, due to its unique position with only one side neighbour. The huge open-plan living area is impressive with generous dining and family area and study nook, plenty of space to entertain family and friends. A gorgeously well-appointed light filled kitchen contribute to a sense of spaciousness and liveability, equipped with top-of-the-line stainless steel appliances and ample storage. This home has undergone a full renovation, with fresh paint and new appliances, presenting a like-new aesthetic. Step onto the outdoor balcony, resembling a serene haven with a slanted roof for added height and a ceiling fan. Enjoy captivating views of the tree-lined street, creating the perfect spot to sit and watch the morning sun or for that perfect cup of coffee. The location is highly desired, centrally positioned in the heart of Forrest you are within metres walk to Telopea Park, Kingston Foreshore, a short walk to Manuka Dining Precinct and within close proximity to some of Canberra's best schools. If you are interested in purchasing this highly desired apartment, please get in contact.

Features Include:

- Fully renovated apartment (late 2022)
- Gorgeous northeast facing aspect
- Amazing, unblocked sunrise views.
- New Karndean looselay flooring with additional acoustic underlay
- Freshly painted throughout
- Plantation shutters throughout
- Huge 114m² living space
- Two bedrooms both with new built-in robes
- Two bathrooms with new shower glass and basin
- Underground double car space (side by side)
- Master bedroom with built-in-robe and ensuite
- New basin and tap ware in main bathroom
- Modern kitchen with ample storage and stainless-steel appliances, Fisher & Paykel Dishwasher, new SMEG Oven and SMEG electric cook top
- New Fujitsu reverse-cycle air-conditioning (7.1kw cool, 8kw heating capacity) in living area
- Split system AC in living area & main bedroom
- Refurbished laundry including additional storage
- High ceilings throughout
- LED downlight throughout
- New ceiling fan on balcony
- Electric hot water
- Covered 12m² balcony
- Lots of natural light throughout
- Included in sale are 1 x Samsung 'The Frame' television in lounge area and 1 x Samsung smart TV in main bedroom.
- Apartment complex is pet friendly.
- Pool, BBQ area, shaded garden area to entertain or for kids to play.
- Very quiet street.
- Third floor
- Storage container & bike storage area in basement
- Walking distance to Manuka Village, Telopea Park and Kingston

EER: 6 stars Total Living: 114m² approx. – internal living Balcony: 12m² approx. Body Corporate: \$1,875 per quarter approx. Rates: \$2,797.58 per annum approx. Land Tax: \$3,476.21 per annum approx. (paid if rented out)