

1/7 State Circle, Forrest, ACT, 2603

CARTER + CO

Apartment For Sale

Wednesday, 11 September 2024

1/7 State Circle, Forrest, ACT, 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Alistair Morrell

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Unparalleled Luxury Awaits

The Features You Want To Know!

- + 2021 master builders association winning development
- + 2 over sized bedroom and bathrooms
- + Luxury entertainers' kitchen with reconstituted Caesarstone waterfall benchtops
- + Gaggenau appliances, 900mm induction cooktop and 900mm externally ducted rangehood, integrated dishwasher, integrated microwave / Grill
- + Italian Statuario marble kitchen splashback
- + Villeroy & Boch tap and ceramic ware throughout.
- + Kitchen overlooks the large open plan living and dining area.
- + Double glazed argon-filled windows and doors throughout
- + Floor to ceiling double glazed stacker doors provide a seamless connection to the large outdoor entertaining balcony
- + Spotted gum timber soffits to all balconies
- + 2700mm ceilings throughout
- + European Oak flooring in living spaces
- + Godfrey hirst pure loop New Zealand wool carpets to all bedrooms
- + Ducted heating and cooling
- + Video intercom

Why You Want to Live Here!

This exquisite residence offers two generously sized bedrooms, including a segregated master suite complete with a walk-in robe, private balcony, and an indulgent ensuite. With two beautifully appointed bathrooms and double car accommodation, it's ideal for those seeking a refined and convenient lifestyle in a premier location.

The living spaces are a testament to modern luxury, featuring a designer kitchen with high-end Gaggenau appliances, reconstituted Caesarstone benchtops, and a striking Italian Statuario marble splashback. Enjoy seamless indoor-outdoor living with dual courtyards and a covered alfresco area, perfect for entertaining or simply relaxing in your private courtyard.

Located in the heart of Forrest, you'll benefit from proximity to Barton Offices, Lake Burley Griffin, and the Manuka Shopping Precinct. The development also offers extensive communal amenities including landscaped gardens, BBQ areas, Wine cellar and a full-time building manager to ensure a superior living experience.

Opportunities like this don't last long-secure your place in this prestigious development today and embrace a lifestyle of unparalleled luxury and convenience!

The Statistics you need to know!

Block: 13

Section: 13

Internal Living: 104 sqm (approx.)

External: 38 sqm (approx.)

EER: 6 stars

Rates: \$818 per quarter (approx.)

Body corporate: \$1,990 per quarter (approx.)

Land tax: \$1,105 per quarter (approx.) (if rented)