

14/19 State Circle, Forrest, ACT, 2603

Francis

Apartment For Sale

Thursday, 3 October 2024

14/19 State Circle, Forrest, ACT, 2603

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Jeremy Francis

Stunning Executive Residence in the Heart of Forrest, \$1,125,000

Welcome to your dream home at 14/19 State Circle, Forrest! This exquisite 2-bedroom, 2-bathroom ground floor apartment offers a perfect blend of modern architecture and comfortable living, all within a vibrant urban setting. Spanning an impressive 120m², this property is designed for those who appreciate both style and functionality.

Step into a beautifully designed living room that invites relaxation, featuring ample natural light and stylish furnishings. The open floor plan seamlessly connects the living area to the dining room, making it ideal for entertaining guests or enjoying cozy nights in.

The contemporary kitchen boasts high-quality finishes, including a generous pantry, sleek countertops, and modern appliances. Whether you're whipping up a gourmet meal or enjoying a casual breakfast, this kitchen is a culinary enthusiast's paradise.

Retreat to your tranquil master suite, complete with an ensuite bathroom for added privacy. The second bedroom is equally spacious and perfect for guests, a home office, or a personal sanctuary.

Enjoy your morning coffee or unwind after a long day in one of your two private courtyards, where you can soak in the stunning views of the surrounding neighborhood and nature. The outdoor spaces are perfect for adding potted plants or outdoor furniture to create your own personal oasis.

General features:

- 120m² internal living
- 36m² combined outdoor living
- 2.7m high ceilings
- Ducted reverse cycle heating and cooling
- 60 x 60cm high quality ceramic tiles throughout
- Luxaflex roller blinds and privacy sheers on all windows and doors
- LED Downlights throughout
- Large bedrooms both with built in robes
- 12m² storage cage in basement located immediately in front of the double car spaces
- Side by side basement car parks

Kitchen features:

- Miele 5 burner gas cooktop
- Fully concealed externally ducted rangehood
- Miele Stainless steel oven
- Miele full size dishwasher
- Samsung French door fridge/freezer
- Westinghouse inbuilt microwave
- Caesarstone benches with breakfast bar
- Double bowl undermount sink
- Abundance of cupboards, and soft close drawers
- Enormous walk in pantry with folding metal & frosted glass doors

Bathroom / Ensuite features

- Mirrored shaving cabinets
- Wall mount vanity with stone hob
- Undermount storage
- Shower over bath (in second bathroom)

Formal laundry room

- 3 door linen cupboard
- 7.5kg top load washing machine
- Simpson 4.5kg wall mounted dryer

Courtyards

- Front courtyard with gated access to footpath
- Tap in second courtyard
- Luxaflex motorized shade awnings

Development features

- Restricted access lobby
- CCTV security system
- Car wash in basement for residents only
- EV charging possible with approval
- Visitor parking within basement

Outgoings:

Body corporate \$2,004.64 / quarter (2024)

Rates \$765.32 / quarter (2024)

Land tax \$1,029.19 (only if rented).

Water and sewerage ~\$200 / quarter (2024)