

203/17 State Circle, Forrest, ACT, 2603

LUTON

Apartment For Sale

Thursday, 29 August 2024

203/17 State Circle, Forrest, ACT, 2603

Bedrooms: 3

Bathrooms: 2

Type: Apartment



Miriana Cavic
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Spacious Executive Penthouse in Prestigious Location

Designed by renowned architect Alex Popov, this spacious executive penthouse apartment is perfectly designed for those who appreciate high end inclusions, spacious layout with both total privacy and security. As you walk into the home you are greeted by its open plan living/dining and kitchen area which flow seamlessly onto the north facing balcony, opposite parliament house, offering an abundance of natural light. The double-glazed windows, high ceilings, reverse cycle heating/cooling and gas fireplace, ensure comfort all year round. The apartment features spotted gum floors throughout the living areas, enhancing the elegance of this home. Stone benchtops in the kitchen with high quality Miele appliances complete a stylish, streamlined kitchen perfect for anyone who loves to cook. Positioned perfectly to make entertaining a breeze whilst enjoying the stunning views towards parliament house. The main bedroom is a true retreat, complete with walk through robes, large windows on one side and full-length sliding doors on the other leading you out to the back terrace. The ensuite is also generous with floor to ceiling tiles and dual basin vanity. Two additional bedrooms provide ample space for family or guests, these both have built in robes with large sliding doors leading to the back terrace. With a total of three bedrooms plus a study, this penthouse offers a rare blend of space, luxury and convenience. Separate laundry, guest powder room, 4 car spaces and storage complete this outstanding property. With Kingston, Manuka, Lake Burley Griffin, and several of Canberra's prominent icons, museums and galleries all within short walking distance, you can enjoy an enviable quality of life while exploring the finest offerings of the capital.

Features:

- Spacious open plan living/dining/kitchen with spotted gum flooring
- Kitchen features stone bench tops and quality Miele appliances
- High ceilings
- Guest powder room
- Large main bathroom with bath
- Oversized room proportions compared to many apartments/penthouses
- Formal entry with storage
- Large main suite with ensuite and walk through robe
- Generous sized bedrooms with BIR's
- Large study with built in desk and shelving
- Full sized separate laundry with external access and outdoor clothesline
- Video intercom
- Large private balcony with views at the front
- Large private backyard terrace
- Double glazed windows
- Positioned at the end of the complex with additional windows on the side
- Separate reverse cycle heating/cooling for living and bedroom areas
- Gas fireplace in living area
- 4 undercover car spaces and basement storage
- Close to Manuka, Kingston, public transport and schools

STATISTICS:

- Living Area: 191 m² (approx.)
- Outdoor Living area: 79m² (approx.)
- Rates: \$ 1,269.00 pq (approx.)
- Body Corporate: \$4,436 pq (approx.)
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