

22/7 State Circle, Forrest, ACT, 2603



Apartment For Sale

Saturday, 12 October 2024

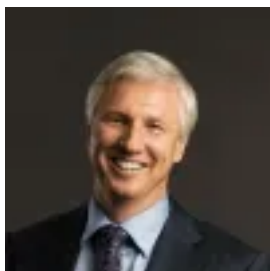
22/7 State Circle, Forrest, ACT, 2603

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Type: Apartment



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Luxury isn't just a feature here, it's a lifestyle!

Aspect: North & East | Internal: 237m² | Balconies: 29m² total.

Experience the pinnacle of luxury living in Canberra's prestigious Forrest suburb. This exquisite apartment stands as a testament to refined elegance, offering a sophisticated lifestyle that surpasses all expectations. Sprawling across 237m² of meticulously designed living space, this corner penthouse apartment, crafted by the renowned Collins Pennington Architects, boasts breathtaking views of the iconic Parliament House.

Seize this rare opportunity to own one of Canberra's most premium pieces of real estate. The thoughtfully designed floor plan, together with double glazing throughout, presents an ideal layout for modern living, effortlessly combining style and functionality to meet the demands of discerning homeowners.

As you enter, you're greeted by European oak timber flooring that flows seamlessly through to the spacious, combined living and dining area. An adjacent lounge area, suitable for either reading or television, complements the versatility of this living space. Floor-to-ceiling stacker doors blur the line between indoor and outdoor living, connecting to a large entertainer's balcony that captures Canberra's iconic skyline.

The heart of this home is a gourmet kitchen, with its own butler preparation area, that will delight culinary enthusiasts. Outfitted with top-of-the-line Gaggenau appliances, including an induction cook top, two pyrolytic ovens, a microwave, dishwasher and plate warming drawer, no detail has been overlooked. The elegant neutral-toned custom joinery and luxurious stone benchtops create an ambiance of timeless sophistication, while the Vintec wine fridge adds a touch of indulgence to complete this extraordinary kitchen.

The opulent main suite is a true retreat, offering a luxurious escape from the world. It features a spacious walk-in robe and a built-in vanity, perfect for preparing for your day or unwinding in the evening. The ensuite bathroom is a marvel of design, boasting a separate shower, a magnificent freestanding teardrop-shaped bathtub for ultimate relaxation, and dual sinks for added convenience. Perhaps most impressive is the private balcony, providing breathtaking views of Parliament House—a personal vantage point to admire Canberra's iconic landmark.

Three additional bedrooms complete this exceptional home with two having their own individual balconies. Two bedrooms feature en-suite bathrooms for privacy and comfort while the fourth bedroom has its own separate bathroom that doubles as an apartment powder room, features its own balcony and shares the same spectacular view of Parliament House, making it an ideal space for a home office or guest room. Every bedroom is equipped with ample storage space, ensuring a clutter-free and organized living environment.

The apartment's commitment to luxury extends to every detail, from the Villeroy & Boch tapware and ceramics to the Godfrey Hirst Pure loop New Zealand wool carpets in the bedrooms. Floor-to-ceiling double-glazed stacker doors blur the line between indoor and outdoor living, while ducted heating and cooling with zoned control ensure year-round comfort tailored to your preferences. Automatic blinds in the main living area add a touch of modern convenience, and abundant storage throughout the home, including a spacious separate laundry, enhances your living experience by keeping your space organized and clutter-free.

Secure parking and community amenities elevate this property to truly exceptional status. With two secure car spaces and additional storage, your vehicles and belongings are always protected. The complex goes above and beyond with designated wine storage lockers, perfect for wine enthusiasts to store their collection in optimal conditions. For those who love to entertain, a communal room is available for reservation, providing the perfect space for gatherings with friends and family, extending your living area beyond the confines of your apartment.

Located in the heart of Forrest, one of Canberra's most sought-after suburbs, this residence offers unparalleled access to prestigious schools, fine dining establishments, and convenient transportation to the CBD. The 2021 Master Builders

Association award-winning development ensures that you're investing in a property of exceptional quality and design.

Features:

- North and East aspect.
- 2700mm ceilings throughout.
- 2021 Master Builders Association award winning development
- 4 oversized bedrooms with built in robes and 3 ensuites.
- Main Bedroom ensuite with freestanding tear drop shaped bath, custom his & her vanity plus floor to ceiling Italian Carrara marble herringbone tiling.
- Balcony to main suite with views of Parliament House.
- Double glazed windows and doors throughout.
- Ducted dual zone heating and cooling.
- Under tile heating, custom joinery, LED strip lighting, frameless shower screens and floor to ceiling tiles to all bathrooms.
- Villeroy & Boch tap and ceramic ware throughout.
- Luxury entertainers' kitchen with reconstituted Caesarstone waterfall benchtops and butler's prep area.
- Kitchen overlooks the large open plan living and dining area, with second-to-none views of Parliament House.
- Gaggenau appliances, including two pyrolytic ovens, 900mm induction cooktop and 900mm externally ducted range hood, integrated dishwasher, integrated microwave/ grill, and warming drawer.
- Italian Statuario marble kitchen splashback.
- Dual zone Vintec wine fridge.
- Floor to ceiling double glazed stacker doors provide a seamless connection to the large outdoor entertainer's balcony.
- Spotted gum timber soffits to all balconies.
- European Oak flooring throughout living areas.
- Godfrey Hirst Pure loop New Zealand wool carpet to all bedrooms
- Luxurious sheer curtains & blinds.
- Recessed pelmets to living areas and bedrooms with feature LED strip lighting.
- Full size Laundry with custom joinery, stone benchtop, and floor to ceiling tiling
- Video intercom
- 2 car enclosed garage with storage area to rear plus extra storage cage
- 60-bottle secure wine storage in the Estate fully temperature-controlled wine cellar

Disclaimer:

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