

**30/7 Empire Circuit, Forrest, ACT, 2603**



**Apartment For Sale**

Thursday, 15 August 2024

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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Louise Harget

## Sophisticated Living in the Heart of Forrest

Located in the heart of Forrest, this spacious 2-bedroom ensuite apartment enjoys a prime location, mere steps from the prestigious Parliamentary Triangle and Manuka's vibrant restaurant and café scene. Perfect for those who appreciate the nightlife or seek close proximity to their workplace, this first-floor residence exudes charm and convenience.

Offering approximately 92sqm of living space, the home rivals the size of many other two-bedroom units. The interior is thoughtfully designed with distinct living and dining areas, and a well-appointed kitchen featuring abundant cupboard space and quality appliances.

Two oversized bedrooms provide ample space and storage. There are two bathrooms, including a dedicated ensuite and a main bathroom boasting a spacious bath. An internal fully equipped laundry room provides added convenience.

Surrounded by meticulously maintained gardens, the property offers a serene backdrop for relaxation. The pristine swimming pool, impeccably cared for, requires no maintenance on your part, ensuring a peaceful oasis just outside your door.

- Prime location: Short walk to the Parliamentary Triangle and Manuka's vibrant restaurant and café scene
- First-floor residence with approximately 92sqm of living space
- Distinct living and dining areas
- Well-appointed kitchen with ample cupboard space and a dishwasher
- Generously sized bedrooms with plenty of storage
- Meticulously maintained gardens and pristine swimming pool with no maintenance required

Living Size: 92sqm plus 12sqm balcony

Strata: \$1,748pq (approx.)

Rates: \$2,580pa (approx.)

Land Tax: \$3,393pa (approx.)

EER: 6.0

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