

# 17 Empire Circuit, Forrest, ACT, 2603

## House For Sale

Thursday, 15 August 2024

17 Empire Circuit, Forrest, ACT, 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## **Outstanding Forrest location, Architectural Elegance.**

Auction Location: On Site

A luxurious urban retreat, architecturally designed offering modern living with a touch of sophistication, perfectly positioned on Empire Circuit.

This meticulously crafted 3-bedroom, 2-bathroom home has a thoughtful layout on two levels. An eye-catching stairway with built-in bookshelves is a captivating feature, seamlessly connecting the two levels while providing ample storage for your literary collection.

A town house with a distinctive street address, this expertly designed residence offers great versatility. The ground floor has two generously—sized bedroom/studies and a large living area complemented by a combined bathroom and laundry, and an inviting kitchen/ wet bar - ideal for multi-generational families or guests.

Ascend to the upper level to discover a true owner's retreat. The master suite is a sanctuary of luxury, featuring built-in robes, an opulent ensuite with shower and separate bathtub, and a private balcony. This thoughtful layout ensures privacy and comfort for all occupants.

The modern kitchen is the heart of the home brimming with features including corian benchtop, island bench with breakfast bar, sleek tiled splashback, abundant cupboard space and top-of-the-line electric appliances including a built-in double drawer dishwasher. Large sliding doors open to a spacious balcony, ideal for alfresco dining and entertaining combining both indoor and outdoor dining seamlessly.

Embrace an eco-friendly lifestyle with this home's array of sustainable features. Fully electric amenities and rooftop solar panels significantly reduce your carbon footprint while keeping energy costs in check. The split system air-conditioning ensures year-round comfort with minimal environmental impact. Behind a secure automated gate a computerised watering system maintains a landscaped garden.

Just 350 meters from Manuka Village, this home offers the ultimate in convenience. Imagine strolling to your favourite cafes, boutiques, and restaurants in mere minutes. The proximity to Lake Burley Griffin, Canberra CBD, and the Parliamentary triangle further enhances this property's appeal, making it a dream for professionals and families alike.

Don't miss this rare opportunity to own this first-time offered architectural gem in Manuka's golden triangle. Experience the perfect fusion of design, functionality, and location - your dream lifestyle awaits!

Features:

- Versatile living spaces across two levels
- Open plan kitchen, lounge, and dining
- Quality kitchen with corian benchtops and double drawer dishwasher
- Split system air-conditioning
- Approx 350 meters from Manuka Village shops and cafes
- Close proximity to Lake Burley Griffin, Canberra CBD, and Parliamentary triangle
- Easy access to Canberra CBD for work and entertainment