

37 National Circuit, Forrest, ACT, 2603

House For Sale

Friday, 20 September 2024



37 National Circuit, Forrest, ACT, 2603

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Stylish and Sophisticated Prestigious Dress Circle Location

Number 37 is architecturally thrilling and aesthetically impressive. Situated on a tree lined street corner, with frontages onto National Circuit and Hobart Avenue; two premier streets within Walter Burley Griffin's layout. Award-winning Architecture firm, Collins Pennington Architects, have ensured that the home addresses both streets and displays strong sculptural expression that incorporates form and scale, vertical and horizontal elements.

Creating an everlasting first impression, one enters the home through a sunlit gallery and a striking stair sequence with double height glazing and blade walls constructed of stacked concrete block work. These bold walls continue inside the home, defining the transition from single to double storey whilst addressing the approach from both streets.

This spectacular entry opens to sundrenched spacious living areas and bedrooms. The master bedroom and bedroom two are located on the ground floor for easy access and bedrooms three and four are upstairs. The upstairs gallery/library enjoys great views to Parliament house and opens on to a private outdoor terrace.

A formal lounge with a cosy gas fireplace showcases high ceilings and large floor to ceiling double glazed windows that bathe the room in northern sunlight and allow unimpeded views to magnificent private gardens and sparkling inground pool. The state-of-the-art galley style kitchen is the heart of this amazing home and showcases high quality appliances and caesarstone bench top. An integrated Eurocave wine cellar will cater for the largest of entertaining occasions.

This property is screened behind mature trees leading to magnificent gardens on a superb 825 m2 block, allowing for privacy and a tranquil setting.

This strategic and appealing design concept has delivered a blend of impeccable architectural design, stunning inclusions, a flexible floor plan, gracious living and entertaining in Canberra's most prestigious suburb. It is a modern showpiece in close proximity to the Parliamentary Triangle, Canberra Grammar Schools, charming boutique shopping, and exceptional restaurants and cafes.

Number 37 is suited for those seeking a lifestyle of unparalleled luxury; understated elegance in a premiere location.

Viewing is by appointment only.

Please call Robyn Sutton 0409 442 484 or Paul Sutton 0407 099 175 to book a viewing time.

Feature summary:

- ☑ Sundrenched living spaces, practicality and versatility throughout the ultra-stylish interiors
- ☑ Lockup and leave lifestyle
- ☑ Magnificent established professionally landscaped gardens
- ☑ Automated sprinkler system
- ☑ 10000 litre (approx) underground concrete water tank
- ☑ Tranquil leafy Forrest location
- ☑ Heated magnesium pool
- ☑ Eurocave wine cellar
- ☑ Zip tap
- ☑ Integrated Miele fridge/freezer
- ☑ Vergola
- ☑ Multiple entertaining spaces
- ☑ Engineered Oak Herringbone timber flooring
- ☑ Double glazed windows and doors

- ☒ Custom cabinetry throughout
- ☒ Modern gas fireplace lends ambience and warmth in winter months
- ☒ Zoned electric ducted heating/cooling
- ☒ Automated double garage with custom cabinetry storage and epoxy flooring and off-street parking
- ☒ Security video cameras
- ☒ Underground electric wires
- ☒ Velux skylight
- ☒ Remote control blinds
- ☒ EER: 4.5
- ☒ Viewing is by appointment only
- ☒ Please call Robyn Sutton 0409 442 484 or Paul Sutton 0407 099 175 to book a viewing