

84 Arthur Circle, Forrest, ACT 2603



House For Sale

Saturday, 29 June 2024

84 Arthur Circle, Forrest, ACT 2603

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 967 m2

Type: House



Alexander Smout
0421148706



Ahmad Souweid
0262959911

\$2,950,000+

Nestled amid tall trees and picturesque gardens in one of Canberra's most coveted enclaves, this charming family home presents a distinctive facade with curved walls that have recently become a statement in newly built homes. Situated on a 963sqm parcel and set back from the street, the home has been cherished over the past decade and offers an excellent opportunity for future growth. Upon entering, your attention is drawn to the high ceilings which are continuous throughout. The sizeable family room encompasses the updated kitchen. The kitchen exudes modernity with its stainless-steel appliances, complemented by sleek stone benchtops and ample storage. To the side of the kitchen is the formal dining with a lovely northern aspect. The formal living area features a fireplace and sash windows that look out to the lush gardens. Bedroom accommodation is made convenient and family friendly. The master suite is inclusive of a built-in robe, an updated ensuite and private access to the deck. In addition, four bedrooms or three bedrooms and a study are all generous in size and two of which holding built in robes. The main bathroom services the rest of the home adequately. Stepping out onto the deck, you're surrounded by a haven of matured landscaping and tall trees. The rear of the home is where serenity is at its finest with a lagoon-like pool and complete privacy, it makes the perfect space for entertainment. Another courtyard is placed to the side of the home completed with a lemon tree. A remarkable home in a convenient location, within close proximity to the Parliamentary Triangle, top-tier blue ribbon schools, charming boutique shopping, and exceptional restaurants and cafes, making it the perfect house to call home.* Five bedroom or four bedroom, and study family home* 213sqm internal living + 39sqm enclosed carport* Separate formal living and dining rooms* Sizeable family room encompassing kitchen* Modern updated kitchen inclusive of stainless steel appliances and plenty of storage* Main bedroom inclusive of built in robe, updated ensuite and private access to the rear of the home* Four other bedrooms or three bedrooms and a study, two of which inclusive of built in robes* Main bathroom servicing the rest of the home* Plantation shutters to family room* Deck overlooking the rear of the home* Lagoon-like pool * Surrounded by mature landscaping* Second courtyard * Double enclosed carport Rates: \$10,031pa (approx.) Land Tax: \$19,774pa (approx.) UCV: \$2,325,000 (2023) EER: 2.0 Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.