

# 6/37 Dominion Circuit, Forrest, ACT, 2603



## Townhouse For Sale

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6/37 Dominion Circuit, Forrest, ACT, 2603

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Townhouse



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## Refined, stylish townhouse rewards with church-spire views

Every centimetre of this elegantly renovated townhouse has been carefully crafted for both functionality and French-style finesse.

On the entry level, the open floorplan has been designed to maximise line of sight through the expansive main living area and out to the covered terrace where a uniquely verdant view of bowling greens is backed by the spire of the Church of Saint Andrew peeking through the trees.

The whole of the main living region is uplifting and elegantly designed to capture light and accentuate practicality and comfort. There is a sizeable dining space, a perfectly curated study nook to work from and classic style custom storage to display and store mementos and to minimise clutter.

The stylish kitchen is light and bright and benefits from high quality Neff appliances and a four-seat stone island positioned under a recessed ceiling with attractive pendant lighting.

Upstairs, two generous sized bedrooms include a sleek and freshly renovated ensuite master with walk-in wardrobe, and an equally large second bedroom - serviced by a brand-new family bathroom - which boasts its own private balcony.

On the basement level a third, oversized ensuite bedroom has sufficient space for a lounge or reading nook, this has also been previously used as a gymnasium space.

With some of Canberra's top schools, Manuka Village and Parliament House only a 10-minute walk in either direction, and short car trips that will bring you to Kingston Foreshore, iconic institutions and popular Canberra attractions or the Canberra CBD within minutes, this stylish and charming home also boasts a fabulous south-central address.

### FEATURES

- Immaculate townhouse in a leafy central location
- Dual vistas from front door to the bowling green with beautiful aspects through trees
- Contemporary classic style with charm
- Quality built – with exceptional attention to detail
- Totally renovated to a high standard
- Easy lock up and leave living option – perfect for downsizers, professional couples – and appealing to a wide variety of demographics
- Tastefully upgraded quality kitchen with stone benchtops, with Neff appliances including 2 ovens, exhaust fan, gas cooktop, Double Franke sink and architectural tapware, Miele dishwasher
- Brand-new stylish bathrooms
- North facing balcony – unique with views over bowling green with a beautiful, sunny and treelined aspect
- Engineered flooring
- Quality floor coverings
- Timber louvre plantation shutters in all bedrooms
  - Double-glazed windows throughout
- Easy living floorplan
- Open living, dining and kitchen
- Study nook built into the living area
- Built-in wardrobes to bedrooms two and three
- Study nook in bedroom two
- Walk-in wardrobe to master
- Walk in linen room
- Ducted reverse-cycle heating/cooling
- Heating/cooling unit to bedroom 3

- Well-designed laundry with fabulous storage
- Two-car garage with epoxy flooring and internal access
- Enclosed, tranquil courtyard

#### FIGURES

- Living Area: 158.60m<sup>2</sup>
- Rates: \$4,420 pa
- Body Corporate rates: \$1,800 pq