

**12/9 Fitzroy Street, Forrest, ACT, 2603**



**Unit For Sale**

Wednesday, 30 October 2024

12/9 Fitzroy Street, Forrest, ACT, 2603

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Maree Van Arkel  
0419624766

## Large penthouse overlooking the park

This large apartment with 125sqm of open plan living, occupies the two top floors of the tightly held enclave at the "Empire on the Park" complex in Forrest, a premier inner south location only moments from Lake Burley Griffin, with a tranquil view across the expansive parklands of Telopea Park and Manuka oval nearby.

Walking distance from Manuka and Kingston with superb restaurants and shopping, in-area to some of Canberra's top public and private schools, and close to a selection of Embassies, Federal-government departments, and a short drive to the CBD.

Located in an extremely quiet, private and secure complex, this fantastic property has two new bathrooms, new flooring and paint throughout, electric ducted heating and cooling system plus a new oven and induction cooktop. In addition, it has two secure basement car spaces and lock up storage facilities.

This is a wonderful opportunity to secure a beautiful home in such a convenient location so close to lifestyle amenities.

- Three bedrooms all with built-in robes
- The master is located on the lower floor and features an ensuite
- Both bathrooms are large and have been recently renovated
- New quality flooring throughout
- New ducted heating and cooling system
- Kitchen with new Bosch oven and induction cooktop
- Separate laundry and power room
- Large storage area under the stairs
- Two balconies, one overlooks the park
- Two basement car spaces
- Lock up storage area
- Low body corporate \$1,282 per quarter
- Short walking distance to both Manuka and Kingston precincts