







2/7 State Circle, Forrest

Ground-Floor Luxury in The Estate

Positioned within the award-winning The Estate complex, this refined ground-floor residence at 2/7 State Circle offers a considered approach to apartment living, combining quality finishes, private outdoor space and an address in Canberra's prestigious Inner South.

Designed with comfort and practicality in mind, the apartment opens to light-filled living spaces where timber floorboards bring warmth and character, complemented by a well-appointed kitchen featuring stone benchtops, a double sink and premium Gaggenau appliances. Its integrated position allows you to remain connected with the living and dining areas, whether preparing dinner, hosting friends or enjoying a quiet evening at home. Double-glazed windows, ducted reverse-cycle heating and cooling, and under-tile heating ensure year-round comfort.

A generously proportioned bedroom with built-in wardrobes and soft carpeting is accompanied by direct access to the private courtyard. This outdoor extension of the home offers a welcome sense of privacy, providing a peaceful setting for a morning coffee, quiet afternoons or entertaining friends in the warmer months.

1 1 1

FOR SALE
$640,000 - $660,000

VIEW
Sat 7th Nov @ 2:45PM - 3:10PM

AGENTS
Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au

AGENCY
LJ Hooker Manuka
(02) 6239 5551

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

The bathroom facilities add further practicality, with an additional water closet, as well as the expansive ensuite, providing convenience for guests and everyday living. A European-style laundry is neatly incorporated into the apartment, maintaining the streamlined presentation of the interior while making efficient use of space.

Beyond the apartment itself, The Estate offers an impressive collection of resident amenities within beautifully landscaped surrounds. Communal gardens, water features and parkland create a tranquil setting, while dedicated barbecue and outdoor entertaining areas provide opportunities to gather with family and friends. Residents also enjoy access to private dining and entertaining spaces, allocated temperature-controlled wine storage and EV charging facilities.
Secure basement parking and an additional storage cage add everyday convenience, with secure building access providing further peace of mind.

The location is equally compelling. From State Circle, Manuka Village and Kingston are within easy reach, offering an established selection of cafés, restaurants, boutique shopping and everyday essentials. Lake Burley Griffin and its surrounding walking trails provide space to enjoy the outdoors, while the Parliamentary Triangle and Canberra's major employment and government precincts are conveniently accessible.

Features:
- Premium ground-floor residence
- Private courtyard ideal for outdoor relaxation and entertaining
- Spacious bedroom with direct courtyard access
- Floorboards in living areas
- Carpeted bedrooms
- Built in wardrobes
- Kirchen features stone benchtops, double sink
- Premium ground-floor residence within the award-winning The Estate complex
- Spacious bedroom with direct courtyard access
- Private courtyard ideal for outdoor relaxation and entertaining
- Designer kitchen with stone benchtops and quality Gaggenau appliances
- Double-glazed windows for comfort and insulation
- Ducted reverse-cycle heating and cooling
- Under-tile heating
- European-style laundry
- Secure basement parking with storage cage
- Access to communal gardens, BBQ and entertaining facilities
- Allocated temperature-controlled wine storage
- Electric vehicle charging facilities within the complex
- Prestigious Forrest address, moments from Manuka Village, Kingston and the Parliamentary Triangle

Precinct facilities includes:
- Award-winning, architecturally designed residential development
- Prestigious Inner South address in Forrest
- Beautifully landscaped gardens, water features and parkland surrounds
- Communal outdoor entertaining and BBQ facilities
- Private residents' dining and entertaining spaces
- Secure building access and basement parking
- Premium resident amenities, including wine storage facilities
- Moments from Manuka Village, Kingston Foreshore and Lake Burley Griffin
- Close to the Parliamentary Triangle and Canberra's central business district
- " Convenient access to Manuka Village and Kingston's cafés, restaurants & boutique shopping

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Proximity to leading schools and educational facilities
- Easy access to parklands, walking trails and recreational spaces
- Excellent connectivity to major employment and government precincts
- A highly regarded location offering lifestyle, convenience and long-term appeal

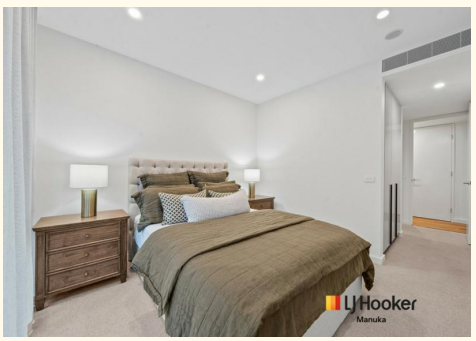
Key Figures: (approximations)
EER: 6
Rates: $717.52pq
Land Tax (for investors): $pq (approx.)
Strata: $1,170.56pq (admin + sinking fund)
Internal Living: 68sqm
Balcony: 23sqm
Total Area: 91sqm
Year Built: 2020

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.











MORE DETAILS

Property ID	1UZGFMF
Property Type	Apartment
EER	6
Including	Ducted Cooling
	Ducted Heating
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking

Stephen Thompson 0418 626 254
Proprietor and Property Consultant |
stephen.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker
Manuka



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2/7 State Circle, Forrest

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker