

## Forrest, 22/7 State Circle

Luxury - Space - Location

Aspect: North & East | Internal: 237m2 | Balconies: 29m2 total.

Welcome to 22/7 State Circle, Forrest, the premium penthouse in the Award-Winning "Estate" complex. Located on the prized North-East corner of the Collins Building, within the Parliamentary Triangle, this four bedroom, four bathroom residence has two separate living areas, a large double lock up garage and a separate secure storage space. With the highest standard of living in one of Canberra's most prestigious suburbs, this is the ideal home for a two-generational family or a family looking to upsize. The clever floor plan provides privacy yet also provides sunlight and lovely views to all bedrooms and living areas.

Spread over 237 m2 of architecturally designed living area, with scenic views of the iconic Parliament House and St Andrews Church, this exquisite apartment stands as a testament to refined elegance. With four separate balconies, double glazing throughout, ducted



**For Sale**  
\$1,999,000 - \$2,299,000

**View**  
By Appointment

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**EER** ★★★★★

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climate control and heated bathroom floors, this immaculate residence is ideally suited to the Canberra environment.

Upon entry, you are greeted by European oak timber flooring, which flows effortlessly into the spacious, combined living and dining areas. An adjacent lounge area provides an additional, versatile living space —perfect as a reading room, TV room, or private retreat. The heart of this home is a gourmet kitchen designed for the discerning chef. Outfitted with top-of-the-line Gaggenau appliances, including an induction cook top, two pyrolytic ovens, a microwave, dishwasher and plate warming drawer, no detail has been overlooked. The adjoining butler's pantry and elegant stone benchtops complement the neutral-toned custom joinery, while the two-zone wine fridge elevates the space to new levels of indulgence.

There are four spacious bedrooms with three enjoying private balconies and stunning vistas, walk-in wardrobes and luxe ensuites. The fourth offers easy access to a separate bathroom, which also serves as a convenient powder room for guests. The apartment's commitment to luxury is evident throughout, with finishes such as Villeroy & Boch tapware and ceramics, Godfrey Hirst New Zealand wool carpets in the bedrooms for optimal comfort.

A large double lock-up garage and an additional secure storage area add convenience and security. The complex goes above and beyond with designated climate-controlled wine storage lockers, perfect for wine enthusiasts to store their collection in optimal conditions. For those who love to entertain, a communal room and BBQ pergola area are available, providing the perfect space for gatherings with friends and family, beyond the confines of your apartment.

Perfectly positioned in the heart of Forrest, this penthouse offers easy access to Canberra's top schools, fine dining and convenient transportation to the CBD. Whether you're seeking a quiet retreat or an entertainer's paradise, this is the ultimate in penthouse living.

Don't miss this rare opportunity to own one of Canberra's most prestigious residences.

#### Features:

- \*North and East aspect. EER 6.
- \*2700mm ceilings throughout
- \*2021 Master Builders Association award winning development
- \*4 over sized bedrooms with built in robes and 3 ensuites
- \*Main Bedroom ensuite with freestanding tear drop shaped bath, custom his and her vanity plus floor to ceiling Italian Carrara marble herringbone tiling
- \*Balcony to main suite with views of parliament house
- \*Double glazed windows and doors throughout
- \*Ducted dual zone heating and cooling
- \*Under tile heating, custom joinery, LED strip lighting, frameless shower screens and floor to ceiling tiles to all bathrooms
- \*Villeroy & Boch tap and ceramic ware throughout
- \*Luxury entertainers' kitchen with reconstituted Caesarstone waterfall benchtops and butlers prep area
- \*Kitchen overlooks the large open plan living and dining area, with second-to-none views of parliament house



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- \*Gaggenau appliances, including two pyrolytic ovens, 900mm induction cooktop and 900mm externally ducted rangehood, integrated dishwasher, integrated microwave/grill and warming drawer
- \*Italian Satuario marble kitchen splashback
- \*Dual zone vintec wine fridge
- \*Floor to ceiling double glazed stacked doors providing a seamless connection to the large outdoor entertainers' balcony
- \*Spotted gum timber soffits to all balconies
- \*European oak flooring throughout living areas
- \*Godfrey Hirst New Zealand pure wool loop carpet to all bedrooms
- \*Luxurious sheer curtains & blinds
- \*Recessed pellets to living areas and bedrooms with feature LED strip lighting
- \*Video intercom
- \*2 car lockup garage with storage area to rear plus extra lockup storage cage
- \*60-bottle secure wine storage in the Estate - fully temperature-controlled wine cellar

**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 About this Property

<b>Property ID</b>	1TQZFMF
<b>Property Type</b>	Apartment
<b>House Size</b>	237 m2
<b>EER</b>	6
<b>Including</b>	Balcony Dishwasher Built-in-Robes Secure Parking Liveability

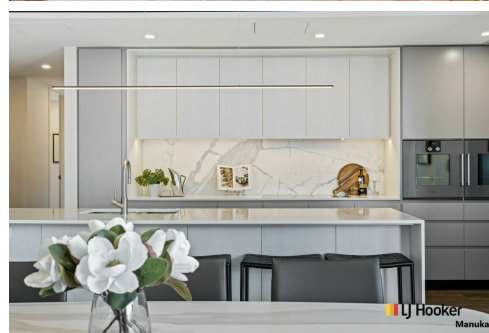
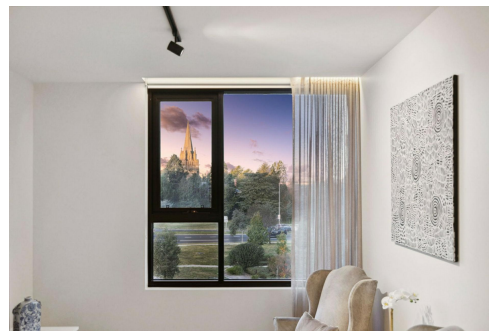
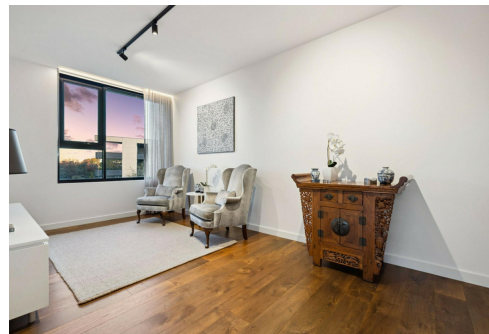
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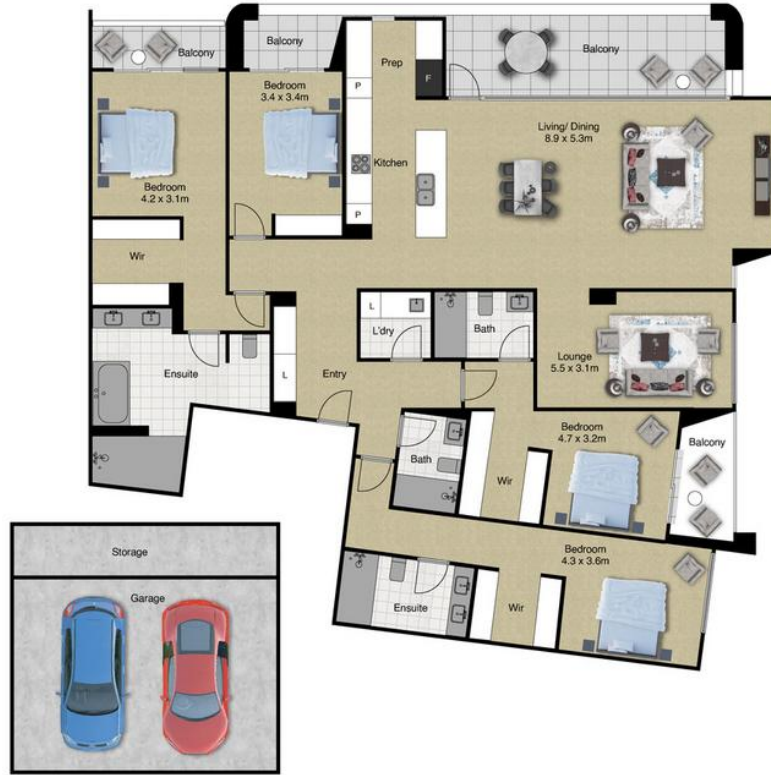
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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