

30/7 State Circle, Forrest

Unparalleled Elegance in the Award-Winning "Estate"

Perfectly positioned in the heart of prestigious Forrest, directly opposite St Andrew's Church, this exquisite three-bedroom, three-bathroom residence within the award-winning "Estate" development sets a new benchmark for luxury living in Canberra. Designed for those who value quality, privacy and sophistication, this home embodies timeless elegance with modern functionality.

Situated on the ground level and framed by two private courtyards, the residence enjoys a seamless indoor-outdoor flow, enhanced by floor-to-ceiling windows, double glazing and refined finishes throughout, while warm timber flooring and motorised blinds in the living area enhance both style and convenience.

At the heart of the home lies the gourmet kitchen, a statement of craftsmanship and style. Appointed with premium Gaggenau appliances, including induction cooktop, dual pyrolytic ovens, microwave, dishwasher, wine fridge, a plate warmer, sleek stone benchtops and a stunning stone splashback- a dream space for the culinary enthusiast.

Accommodation is equally impressive. The main bedroom features a

3 3 2

FOR SALE

\$1,495,000+

AGENTS

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private courtyard, a luxurious ensuite with a bathtub and blackout blinds, while the second bedroom also enjoys its own ensuite. All three bedrooms include built-in robes, offering both functionality and sophistication.

The lifestyle offerings extend well beyond the apartment. A large double lock-up garage and secure storage provide everyday convenience, while residents enjoy exclusive access to an impressive range of communal amenities like a climate-controlled wine cellar, EV charging facilities, beautifully landscaped gardens, water features and a stylish entertaining pavilion with BBQ area.

The Estate represents the pinnacle of craftsmanship, awarded the Master Builders Association Award for Excellence in 2021. With a full-time building manager, an active executive committee and an atmosphere of refined community, every element is designed to enhance quality of life.

Located moments from Manuka and Kingston and within easy reach of Canberra's top schools, Barton offices and Lake Burley Griffin, this residence is perfectly positioned for those seeking both prestige and convenience.

- Master Builders Association Award Winning Development 2021
- Ground level residence
- 2 courtyards / covered alfresco area
- Double glazed windows
- Underfloor heating
- Reverse cycle air conditioning
- 3 bathrooms with floor to ceiling tiles
- Bathtub in main bathroom
- Floor to ceiling windows
- Timber flooring
- Stone benchtops, breakfast bar & splashback

Gaggenau appliances including:

- Induction cooktop
- Dual pyrolytic ovens
- Microwave
- Dishwasher
- Wine fridge
- Block out blinds
- Built in robes
- Double large lock-up garage + storage
- NBN fibre to the premises

Amenities of complex include

- Communal BBQ area
- Wine storage unit, fully temperature-controlled wine cellar (60 bottles)
- Continuous gas hot water system
- EV charges in the parking area
- Extensive parks, water features and gardens
- Prominent Forrest location short walk to Barton Offices
- Short walk to the shores of Lake Burley Griffin
- Short drive to Manuka Shopping Precinct
- Proximity to some of Canberra's best schools
- Highly active and responsive executive committee
- Full-time building manager
- Communal Wi-Fi in the basement

Key Figures: (approximations)

EER: 6

Rates: \$1,116.96pq (approx.)

Strata: \$3,059.32pq (approx.)

Internal Living: 162sqm (approx.)

Courtyards: 61sqm (approx.)

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	1U9YFMF
Property Type	Apartment
EER	6
Including	Air Conditioning
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking

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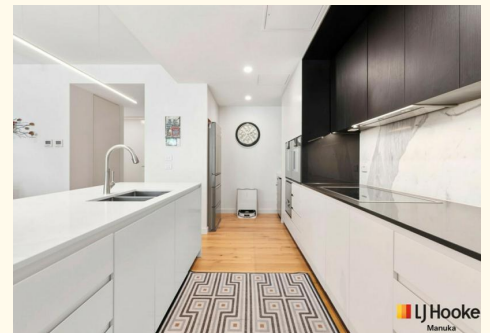
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Whilst bwrm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

30/7 State Circle, Deakin

LJ Hooker
Manuka