







60/7 State Circle, Forrest

Spacious Living, Defined by Luxury

Positioned on the 2nd floor with northeasterly views across St Andrew's Church, this executive residence within the multi award-winning "Estate" complex is designed to impress - equally suited to discerning live-in owners and astute investors.

Upon entry, you're greeted by soaring ceilings and European Oak timber floors, setting the tone for the home's refined style. The designer kitchen flows effortlessly into the open-plan living and dining area and is a true chef's delight, showcasing premium Gaggenau appliances, a warming drawer, sleek Caesarstone benchtops, a marble splashback, and exceptional storage.

The light-filled living area opens onto a generous covered balcony, perfect for year-round alfresco entertaining with family and friends while taking in the sweeping outlook over the iconic St Andrew's Church.

Perfectly positioned in the heart of the Parliamentary Triangle and just moments from the cosmopolitan lifestyle offerings of Manuka and Kingston, this home presents a rare opportunity to secure one of Canberra's most exclusive addresses.

1 1 1

FOR SALE
$619,000+

VIEW
By Appointment

AGENTS
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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.

Admin fund: $996.69 per quarter
Sinking fund: $269.91 per quarter
Balustrade Tiles Remediation Project: $542.21 per quarter
Rates: $698.03 per quarter
Land tax: $882.73 per quarter
Rental estimate: $570 to $600 per week unfurnished

Property Features
Ducted reverse cycle air conditioning
Double glazed windows
Kitchen furnished with sleek stone bench tops
Gaggenau kitchen appliances
600mm induction cooktop
Rangehood
Dishwasher
Microwave oven
Warming draw
Soft closing draws and cupboards
Italian marble splash back
European Oak timber floors in the living area
Villeroy and Boch tapware
High ceilings
Feature designer lighting
Storage unit
Secure temperature-controlled 60 bottle wine cellar
Large covered balcony with views to St Andrew's Church
Floor to ceiling porcelain tiling in the bathroom
Under tile heating
Frameless shower screen
Powder room for guests
Continuous gas hot water - individually metered

Property Details
Living: 68m2
Balcony:15m2
Year built: 2020
Builder: Project Coordination
Interiors: Collins Pennington Architects
Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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LJ Hooker

MORE DETAILS

Property ID	JE6H5W
Property Type	Apartment
House Size	68 m2
EER	6

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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.

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