



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.

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**FOR SALE**  
\$639,000+

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Woden | Weston  
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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.

 **LJ Hooker**

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: 68m<sup>2</sup>  
Balcony: 15m<sup>2</sup>  
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.



## MORE DETAILS

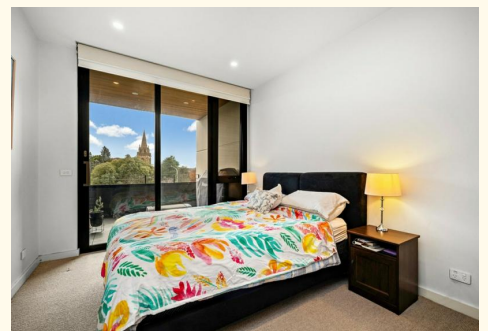
Property ID	JE6H5W
Property Type	Apartment
House Size	68 m <sup>2</sup>
EER	6

### **Andy Greenberger 0400 819 650**

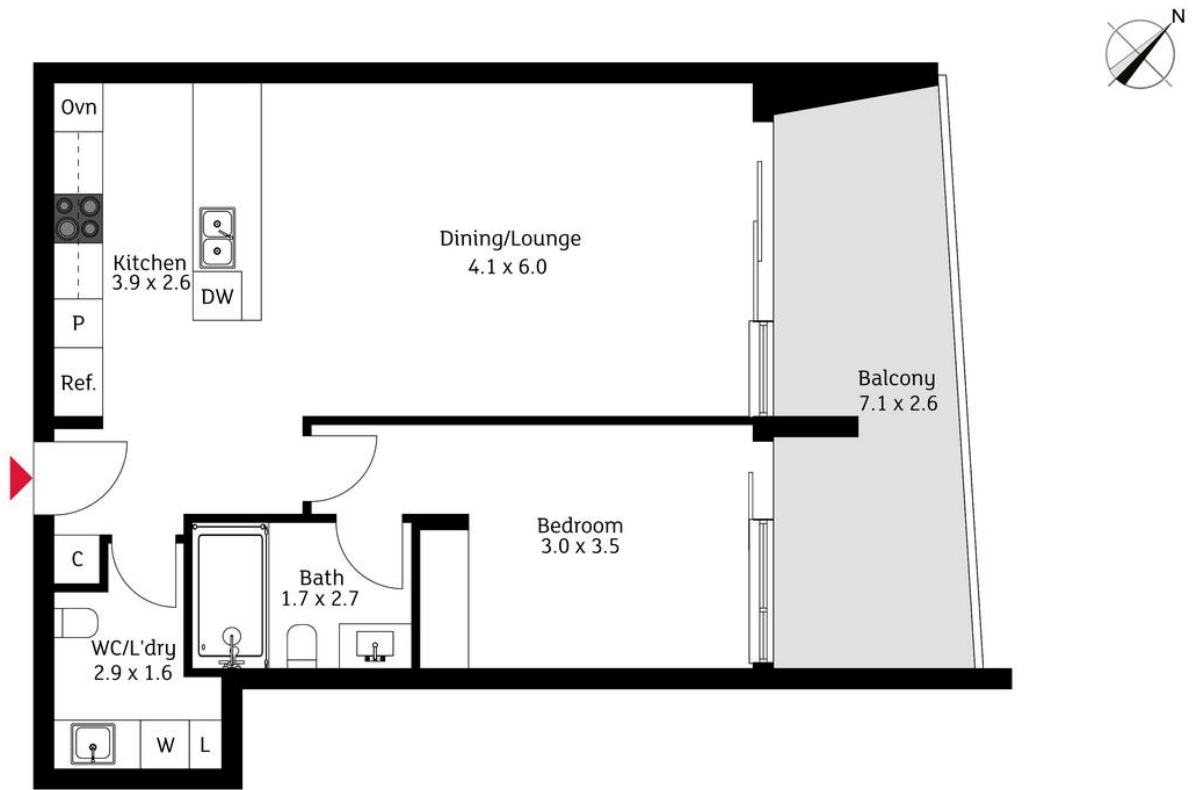
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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