



LJ Hooker
Manuka



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Forrest, 62/7 State Circle

High-End Finishes in an Elevated Position with Breathtaking Landscape

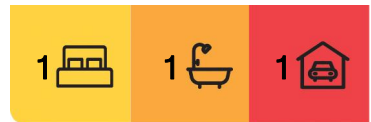
Welcome to 62/7 State Circle! Nestled in the prestigious 'Estate' complex, developed by LINC Property Group and completed in 2020, this exquisite apartment located on the second level offers an unmatched opportunity to embrace the coveted Inner South lifestyle.

Upon entry, you'll be welcomed by a stunning kitchen that effortlessly flows into the open-plan living and dining area. The kitchen is a chef's dream, outfitted with premium Gaggenau appliances, a warming drawer, a sleek Caesarstone benchtop, marble splashback, and ample storage space for culinary enthusiasts.

Adjacent to the light and spacious living area is a beautifully designed bedroom featuring a large built-in wardrobe, an ensuite with underfloor heating and high-end finishes. A large sliding door opens onto a generously sized balcony where you can take in the views of the stunning St Andrew's Church!

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Disclaimer: 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.



For Sale
\$599,000 - \$629,000

View
ljhooker.com.au/1TQ6FMF

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EER ★★★★★★

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The 15sqm balcony is the perfect space to take in breathtaking views or enjoy the morning sun over a cuppa! The 'Estate' complex has been thoughtfully designed with extensive garden spaces, serene water features, and beautifully landscaped gardens that unite its three distinct buildings. Additional features include a designated car space, a storage unit, and a personal, secure, temperature-controlled wine cellar with a capacity to hold 60 bottles!

Features include:

- Laundry room with guest toilet
- Ducted heating & cooling
- 65sqm internal area
- Located on level two, with a north-east aspect
- Breathtaking views overlooking St Andrew's Church & Parliament House
- Spacious bedroom featuring built-in robe, high quality finished ensuite and direct balcony access
- Luxurious kitchen fully equipped with Gaggenau appliances, Caesarstone benchtop, marble splashback & ample storage
- Double glazed sliding doors, seamless indoor-outdoor living
- Secure car space, storage cage, secure temperature-controlled wine cellar

Key Figures:

EER: 6

Rates: \$626pq approx.

Strata: \$1105pq approx.

Land Tax: \$764pq approx.

Internal Living: 65sqm approx.

Outdoor Living: 15sqm approx.

Disclaimer:

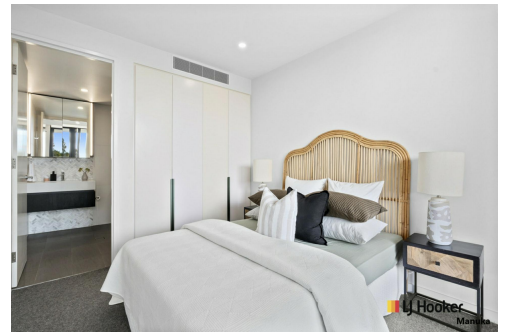
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More About this Property

Property ID	1TQ6FMF
Property Type	Apartment
EER	6
Including	Toilets (2) Intercom Balcony Dishwasher Floorboards Built-in-Robes Remote Garage Liveability

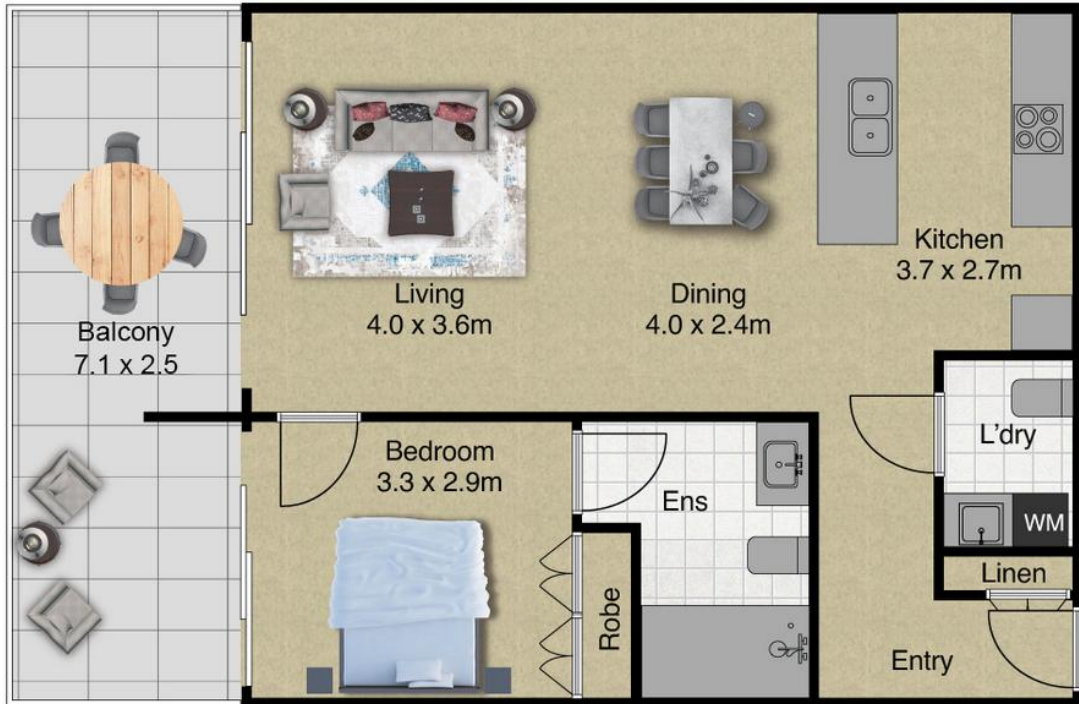
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Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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