

96/5 Empire Circuit, Forrest

Spacious Inner-South Apartment in a Premium Lifestyle Location

Positioned within one of Canberra's most sought-after Inner-South precincts, this well-proportioned two-bedroom, two-bathroom apartment offers a refined blend of space, comfort and everyday convenience. Set within a quality, established complex, the home provides a peaceful retreat while remaining close to the very best of Inner-South living.

The apartment features generous open-plan living and dining areas designed to maximise natural light and functionality, flowing seamlessly to a large balcony ideal for entertaining or relaxing outdoors. The kitchen is thoughtfully appointed with quality finishes and ample storage, perfectly suited to both daily living and hosting.

Accommodation is well considered, with a spacious main bedroom complete with ensuite and excellent robe space. The second bedroom is also generously sized and serviced by the main bathroom, offering flexibility for guests, a home office or shared living. The intelligent layout ensures comfort, privacy and long-term appeal.

Residents enjoy access to resort-style amenities, including a swimming pool and beautifully maintained common gardens, while the

2 2 2

FOR SALE

\$690,000+

AGENTS

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Interested parties must rely solely on their own enquiries.



inclusion of two secure basement car spaces and a storage cage adds a valuable level of convenience. Located just moments from Manuka Village, Kingston Foreshore and Lake Burley Griffin, with easy access to the Parliamentary Triangle and the CBD, this address places lifestyle and connectivity at the forefront.

Ideal for professionals, downsizers or investors seeking a low-maintenance Inner-South opportunity in a blue-chip location.

Key Features:

- Spacious two-bedroom, two-bathroom apartment
- Light-filled open-plan living and dining
- Large private balcony
- Quality kitchen with excellent storage
- Resort-style pool and landscaped common gardens
- Two secure car spaces plus storage cage
- Walk to Manuka, Kingston and Lake Burley Griffin

EER: 6

Rates: \$653pq (approx.)

Land Tax (for investors): \$820pq (approx.)

Strata: \$1,409pq (approx.)

Internal Living: 92sqm (approx.)

Outdoor Living: 12sqm (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	1UGAFMF
Property Type	Apartment
House Size	92 m2
EER	6
Including	Air Conditioning Balcony Built-in-Robes

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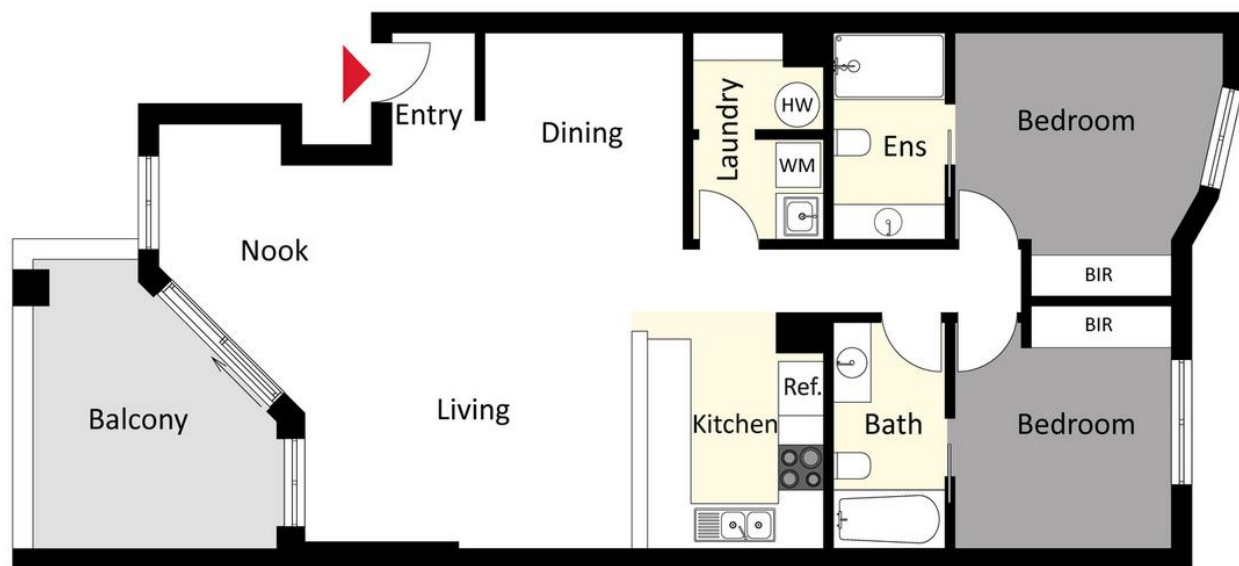
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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