



Forrest, 102 Arthur Circle

Architecturally Designed —Wilhelmson Townhouse

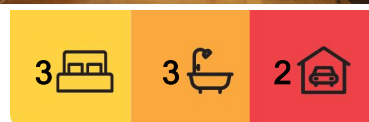
In an enviable location, with Manuka and Kingston at your doorstep, surrounded by quality schools and abundant greenspaces as well as being conventionally positioned to both the Parliamentary Triangle and Canberra City, 102 Arthur Circle is somewhere you will never want to leave!

Perfectly designed with two-storeys to take full advantage of the northerly aspect, bathing both the front courtyard and the expansive sunken lounge in beautiful sunlight. The layout promotes seamless living, with the dining room extending to the second courtyard and connecting to a generously sized kitchen. Overlooking the rear courtyard, the kitchen boasts Caesarstone benchtops, electric cooktop and oven, ample storage and plenty of bench space.

Upstairs you will find 3 bedrooms, the main featuring a large walk-in robe and ensuite, while the main bathroom includes a full-sized bathtub with shower-over. Additionally



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
\$1,390,000+

View
l.jhooker.com.au/1TGWFMF

Contact
Samuel Thompson
0412 300 774
samuel.thompson@ljhmanuka.com.au

EER ★★★★★

LJ Hooker Manuka
(02) 6239 5551

downstairs you will find a separate toilet and internal laundry for convenience.

Perfectly positioned in a premiere locale, 102 Arthur Circle is one you don't want to miss!

Features:

- 3 bedrooms, 2 bathrooms, 1 powder room and 2 secure car spaces
- Open plan living with lounge and dining area
- Kitchen features a Caesarstone benchtop, electric cooktop and oven, abundant storage and generous bench space
- 2 outdoor courtyards perfect for both entertaining and relaxing
- Main bedroom with large walk-in robe and ensuite
- 2 additional bedrooms, one with built-in robe
- Main bathroom with full-sized bathtub
- Separate toilet and laundry downstairs
- Hardwood floors downstairs
- Ducted reverse cycle to lower level and split system to upper level

Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.

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 About this Property

Property ID	1TGWFMF
Property Type	Townhouse
EER	3
Including	Courtyard Floorboards Built-in-Robes Liveability

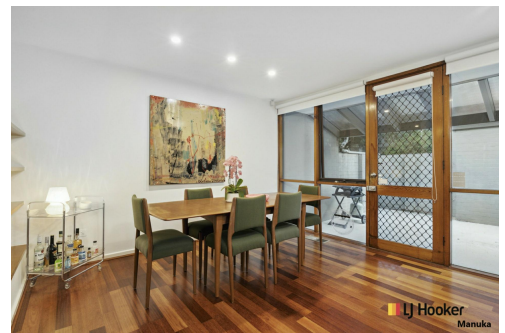
Samuel Thompson 0412 300 774

Property Consultant | samuel.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551

20 Bougainville Street, MANUKA ACT 2603

manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



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FIRST FLOOR



GROUND FLOOR

LJ Hooker
Manuka

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.