



Forrest, 4/24 Empire Circuit

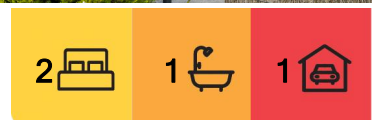
Prime Manuka Location, Low-Maintenance Living

Auction Location: on site

Nestled in prestigious Manuka, this exceptional single-level, two-bedroom townhouse offers the perfect blend of convenience and comfort. Well-suited for over-55s offering a low-maintenance lifestyle without compromising on comfort or location.

Steps from the charming Manuka shops, the property is central to boutique shopping, gourmet restaurants, and cozy cafes. The vibrant Kingston foreshore and serene Telopea Park are also a short stroll away, offering the best of urban and natural amenities.

The heart of the home is an open-plan lounge and dining room with a bay window overlooking the front courtyard. This central space combines versatility with natural light, creating a bright and inviting atmosphere. The dining area is graced with a stunning high raked ceiling, skylight and sparkling chandelier, creating an ambiance of sophistication and



For Sale

Auction: Saturday 3rd August, on site at 10:00am

View

ljhooker.com.au/1TFVFMF

Contact

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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.

EER ★★★★★

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charm.

The well-designed kitchen balances functionality with aesthetic appeal. Facing the low-maintenance rear courtyard, it benefits from ample natural light, creating a bright and welcoming environment for meal preparation. The layout incorporates concealed appliances, including a dishwasher, refrigerator, and freezer, contributing to a streamlined appearance and offering corner pantry, plenty of storage and unique study nook cupboard.

The property features two well-proportioned bedrooms, both with built-in robes. The first bedroom offers a touch of luxury with direct access to the rear courtyard and connecting to the two-way bathroom, complete with a spa and oversized vanity. The second bedroom is distinguished by its double doors and offers pleasant views of the front courtyard garden.

The outdoor space is peaceful and private with inviting courtyards at both the front and back of the property. These peaceful spaces are perfect for enjoying your morning coffee or hosting lunches, adding a touch of tranquillity to your daily routine. The front courtyard provides a private space surrounded by established hedges and gardens whilst the rear courtyard provides access to the single car garage.

This property is a rare gem, its combination of features and location make it a notable option in the local real estate market!

Features:

- *Open-plan lounge and dining
- *Two-way bathroom with spa
- *Private front & rear courtyards
- *Single car garage
- *Ducted evaporative cooling
- *Ducted gas heating
- *Over 55's development
- *Close proximity to Manuka Village, Telopea Park and Kingston foreshore

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.



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More About this Property

Property ID	1TFVFMF
Property Type	Townhouse
EER	4.5
Including	Ducted Heating Evaporative Cooling Spa Courtyard Built-in-Robes Fully Fenced

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