

## Forrest, 5/24 Empire Circuit

Prime Forrest Location, Manuka Village Convenience

Auction Location: On Site

Sold at auction! We have qualified buyers ready and waiting-if you're considering selling, contact us to see if we have the perfect buyer for your home.

Discover a light filled single-level townhouse in a boutique complex of 5. Thoughtfully designed for those seeking a refined, low-maintenance lifestyle. Perfectly positioned for a short stroll to charming Manuka shops, this well designed, tastefully appointed home, places you at the doorstep of boutique retailers, acclaimed dining establishments, and charming cafés. Enjoy peaceful strolls to the vibrant Kingston foreshore and the lush greenery of Telopea Park, embodying the perfect harmony between urban sophistication and natural tranquility. Suited for over-55s who appreciate location and lifestyle.

The heart of the home is an open-plan lounge and dining room with a bay window



**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**  
SOLD AT AUCTION

**View**  
[ljhooker.com.au/1TYVFMF](http://ljhooker.com.au/1TYVFMF)

**Contact**  
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**EER** ★★★★★

**LJ Hooker Manuka**  
(02) 6239 5551

overlooking the front courtyard. This central space combines versatility with natural light, creating a bright and inviting atmosphere. The dining space impresses with its high ceiling and skylight, creating an ambiance of sophistication complete with ducted gas heating and evaporative cooling, this central gathering space offers effortless comfort throughout all seasons while maintaining the home's low-maintenance appeal.

The thoughtfully designed and generously sized eat in kitchen balances functionality with visual charm, overlooking the easy-care rear courtyard. Bathed in natural light, this bright culinary space makes cooking a pleasure while offering generous storage through extensive cabinetry and a convenient corner pantry. Premium Miele appliances complete this refined cooking area, ensuring both functionality and elegance.

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 an ensuite complete with an oversized vanity. The second bedroom is distinguished by its double doors and offers pleasant views of the front courtyard garden.

The outdoor areas are 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 tranquility to your daily routine. The front courtyard provides a private space surrounded by established hedges and gardens whilst the rear courtyard provides access to double car accommodation, with a garage and carport.

Features:

- \* Open-plan lounge and dining
- \* Private front & rear courtyards
- \* Heated towel rail in ensuite
- \* Bathroom and laundry separated by an electric blind
- \* Double car accommodation; Garage and Carport
- \* Ducted evaporative cooling
- \* Ducted gas heating
- \* Over 55's development
- \* Overall, well-lit property, natural light filled.
- \* Powder room
- \* Short stroll to vibrant shops and cafes in Manuka, Griffith, and Red Hill
- \* Sought-after neighbourhood with a strong sense of community
- \* Central to key Canberra institutions and Lake Burley Griffin

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

<b>Property ID</b>	1TYVFMF
<b>Property Type</b>	Townhouse
<b>Land Area</b>	322 m2
<b>EER</b>	2.5
<b>Including</b>	Ducted Heating Evaporative Cooling Toilets (1) Courtyard Dishwasher Built-in-Robes Secure Parking

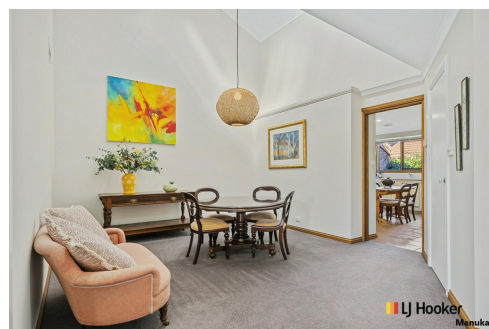
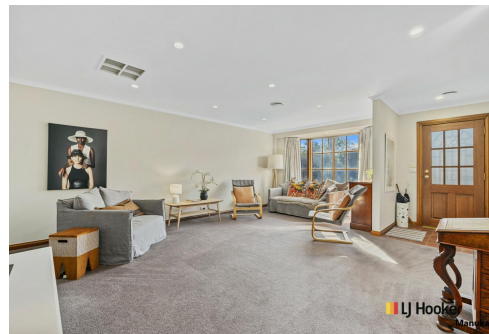
**Stephen Thompson 0418 626 254**

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Manuka

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