







202/17 State Circle, Forrest

Private Penthouse-Style Living with Parliament House Views

Occupying an enviable north-facing, top-floor position, this architecturally designed apartment delivers the space, privacy and sophistication of penthouse living. Enjoying a direct outlook towards Parliament House, the residence feels wonderfully secluded, offering a sense of peace and privacy that is increasingly difficult to find in apartment living. Beautifully presented and maintained, the home is filled with natural light, with impressive floor-to-ceiling double-glazed windows and three-metre ceilings further enhancing its sense of space and openness.

Offering approximately 115sqm of internal living space, the thoughtfully designed floorplan features expansive open-plan living and dining areas, complemented by a beautifully appointed kitchen with quality Miele appliances, including a gas cooktop and oven. A feature gas fireplace creates a warm and inviting focal point, with the capacity to comfortably heat the entire apartment, adding both atmosphere and practicality.

The living area extends effortlessly onto a large, private balcony, providing an ideal setting for entertaining or simply relaxing and enjoying the outlook. With an established irrigation system and ample

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FOR SALE
$939,000+

VIEW
Tue 17th Nov @ 12:30PM - 1:00PM

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room for outdoor furniture, the balcony offers a wonderful extension of the indoor living space. Importantly, direct balcony access is also provided from both bedrooms, creating an additional sense of openness and connection to the outdoors.

Accommodation comprises two generously proportioned bedrooms, with the exceptionally spacious main bedroom offering an impressive private retreat. Complete with direct balcony access, a walk-through wardrobe and extensive built-in cabinetry, it is further complemented by a large private ensuite featuring a shower and toilet. The second bedroom is also well proportioned, with built-in wardrobes and balcony access, while a beautifully appointed main bathroom with bathtub services the remainder of the apartment.

Additional features have been carefully considered to ensure everyday comfort and convenience. Ducted heating and cooling, blackout blinds, upgraded electricals and a generous separate laundry with Miele washing machine and dryer provide excellent practicality. A built-in study offers an ideal work-from-home space, while additional storage is conveniently positioned near the entry.

Secure parking is another significant advantage, with two side-by-side allocated car spaces within the secure complex, a substantial separate storage cage and the added benefit of electric vehicle charging. Intercom access provides further security and peace of mind.

Positioned within a highly regarded parliamentary precinct, the apartment offers an enviable lifestyle with easy access to the Parliamentary Triangle, Lake Burley Griffin, Canberra CBD and the popular dining and shopping destinations of Kingston and Manuka. Combining architectural design, generous proportions and an exceptional sense of privacy, this is a distinctive opportunity for those seeking quality penthouse-style living, whether as a sophisticated downsizer, executive residence or low-maintenance home without compromising on space, comfort or lifestyle.

Features:
- Private, north-facing top-floor position with an outlook towards Parliament House
- Architecturally designed apartment offering the space and privacy of penthouse-style living
- Approximately 127sqm of internal living space
- Expansive open-plan living and dining areas
- Large private balcony with irrigation system and access from the living area and both bedrooms
- Exceptionally spacious main bedroom with walk-through wardrobe and large ensuite
- Both generously proportioned bedrooms, both with balcony access
- Second bedroom with built in wardrobe
- Floor-to-ceiling double-glazed windows capturing natural light and outlook
- Three-metre ceilings to the living area
- Well-appointed kitchen with quality Miele appliances, including gas cooktop and oven
- Kitchen features stone top breakfast bar , double sink and ample storage
- Gas fireplace with capacity to heat the entire apartment
- Ducted heating and cooling
- Two bathrooms, including main bathroom with bathtub
- Separate laundry with Miele washing machine and dryer
- Built-in study, ideal for working from home
- Excellent additional storage
- Two secure, side-by-side allocated car spaces
- Large separate storage cage
- Electric vehicle charging

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- Secure complex with intercom access
- Recently painted
- Convenient access to Parliament House, Lake Burley Griffin, Kingston and Manuka

Key Figures (approximations)
EER: 6
Rates: $1,080
Land Tax (for investors): $1,364pq
Strata: $3,050.30pq
Internal Living: 127 sqm
Outdoor Living: 33sqm
Year Built: 2008

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	1V07FMF
Property Type	Unit
EER	6
Including	Study
	Ducted Cooling
	Ducted Heating
	Intercom
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Liveability

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Manuka



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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