



23/21 State Circle, Forrest

Stylish, Low-Maintenance Living in Prime Forrest Location

Positioned within the prestigious State Circle address in Forrest, this well-appointed residence offers a refined, low-maintenance lifestyle in one of Canberra's most tightly held Inner South locations.

The home features a light-filled open plan living and dining area, enhanced by high ceilings that create a strong sense of space and flow. A modern kitchen with quality finishes, ample storage, and timber flooring connects seamlessly to the living zone, delivering both functionality and contemporary appeal.

The generously sized bedroom includes built-in storage and is serviced by a sleek ensuite complete with floor-to-ceiling tiling. Additional features such as a European laundry and excellent internal storage further enhance everyday practicality.

Dual courtyards provide valuable outdoor space, with a private front courtyard and a generous rear courtyard ideal for entertaining or quiet enjoyment.

Ideally located just moments from Manuka Village, Kingston Foreshore, the Parliamentary Triangle, Lake Burley Griffin, and an

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FOR SALE
\$550,000 - \$595,000

VIEW
By Appointment

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array of cafés, restaurants, and lifestyle amenities.

Complete with a secure car space and storage cage, this residence presents an outstanding opportunity to secure a quality home in a premium Inner South setting.

Features:

- Ground floor residence
- High ceilings enhancing natural light and sense of space
- Spacious open plan living and dining area
- Reverse cycle heating and cooling
- Modern kitchen with quality finishes and ample storage
- Timber flooring in kitchen area
- Generous bedroom with built-in robe
- Sleek ensuite with floor-to-ceiling tiling
- European laundry
- Excellent internal storage throughout
- Private front courtyard
- Generous rear courtyard
- Generous rear courtyard ideal for entertaining
- Secure allocated car space
- Separate storage cage

Key Figures: (approximations)

EER: 6

Rates: \$688.06pq

Land Tax (for investors only): \$868.80pq

Internal Living: 64sqm

Courtyards: 31 sqm

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	1UMZFMF
Property Type	Unit
EER	6
Including	Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Liveability

Stephen Thompson 0418 626 254

Proprietor and Property Consultant |

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Whilst bwrm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

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