



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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**AGENCY**  
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 **LJ Hooker**

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:**

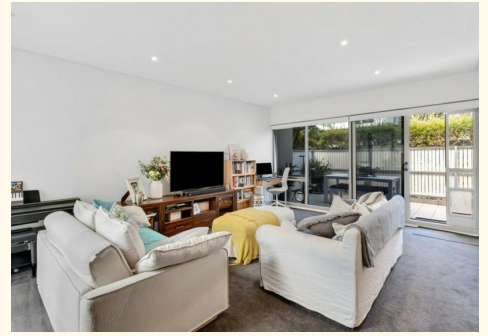
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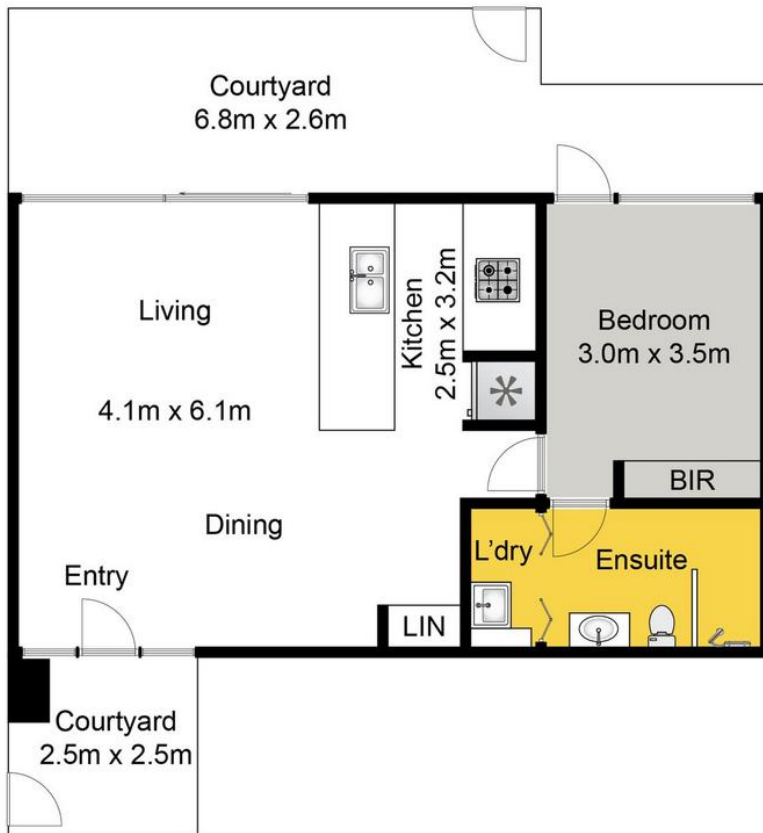
**MORE DETAILS**

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

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Whilst [bwrn.com.au](http://bwrn.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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