

89/5 Empire Circuit, Forrest, ACT, 2603

LUTON

Apartment For Sale

Thursday, 21 November 2024

89/5 Empire Circuit, Forrest, ACT, 2603

Bedrooms: 2

Bathrooms: 2

Type: Apartment

A spacious, tranquil haven with leafy outlooks in the heart of Forrest

* If you are attending an open home, please note the entrance is on Fitzroy Street *This generously-proportioned, two bedroom apartment in the highly sought-after Bentley Suites provides the convenience of living in the heart of the inner south coupled with the serenity of an urban oasis that modern lives crave. Relax knowing that you can easily walk to everything from the Parliamentary Triangle and Telopea Park School to the shops, cafes, restaurants and bars of Manuka, Kingston and the Realm precinct before returning to the leafy outlook from your north-east facing balcony overlooking quiet Fitzroy Street. The heart of this level 3 apartment is a spacious open plan kitchen / lounge / dining area that leads out to a generous balcony. It's a perfect arrangement for chilling out on a lazy Sunday or having friends over for dinner or a casual bbq. There's even space for a study nook with calming glimpses of the trees through the plantation shutters. Both bedrooms have built in robes and the main bedroom includes an ensuite. The main bathroom features a bath and shower and offers dual entry from the hallway and second bedroom, so both bedrooms effectively have access to their own en-suite. Two dedicated side-by-side car spots and a secure storage shed in the underground carpark provide further convenience for busy lifestyles. When it comes to recreation, swimmers are spoilt with access to the pool in the manicured internal courtyard of the complex as well as nearby Manuka Pool in the warmer months, while sports fans will love having Manuka Oval literally at the end of their street. With new carpet throughout the living and dining areas and bedrooms, this lovingly-maintained apartment is ready for its new owner!

10 things to know:- Spacious two bedroom, two bathroom apartment on level 3 of the sought-after Bentley Suites- Prime location in the prestigious inner south suburb of Forrest- In excellent condition with brand new carpet throughout living, dining and bedrooms- Open plan kitchen, dining and lounge area with plantation shutters- Covered balcony with leafy north-east facing aspect on the quiet side of the complex overlooking Fitzroy Street- Main bedroom with en-suite, second bedroom with direct access to main bathroom- Split system air conditioning- Secure double car parking and storage shed- The Bentley Suites complex features a pool, BBQ area, manicured gardens and is pet friendly- Easy walking distance to the Parliamentary Triangle, Telopea Park School, Manuka Village, Kingston and Realm Precinct

Living Size: 94 m² + 12 m² balcony
Strata: \$2,064 per quarter
Rates: \$655 per quarter
EER: 6.0