

# 19A Tasmania Circle, Forrest, ACT, 2603

## House For Sale

Wednesday, 25 December 2024



19A Tasmania Circle, Forrest, ACT, 2603

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Bill Lyrstakis

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## Superb Contemporary Residence with Panoramic Views Opposite Collins Park

Sitting proudly at the highest point in Tasmania Circle and opposite the beautiful Collins Park nature reserve, a superb family residence of some 455m<sup>2</sup> total area and sited on a generous 1,043m<sup>2</sup> appx land holding. With superb wide ranging views the home which is nestled within a very private manicured garden surrounded by conifers and japanese maples offers light and bright contemporary living on a large scale. Large entry area, spacious lounge and dining rooms with glass walls and high ceilings, modern kitchen with stone tops and Miele appliances adjacent to large sunny family room with access and aspect to charming courtyards. Segregated upper level, large master suite with WIR and huge ensuite bathroom with Collins Park views plus study, three additional spacious bedrooms with master bathroom and TV/ games room to ground level. Internal access to 3-4 car garage and store. Charming private gardens. Automated Security gate. Prime Offering. EER 2.5

### Highlights

Superb location Opposite Collins Park with diverse wildlife and nature setting

Architect designed unit title residence of approx 455m<sup>2</sup> constructed circa 2003

Fabulous 1,043m<sup>2</sup> approx land holding with free standing residence

Wide Panoramic views of South Canberra - Parliament House, Red Hill lookout, Black Mountain Tower

Separate rates, power, water, gas, services, no body corporate fees

Alarm- back to base, bolts and locks to all doors and windows.

Garaging for 3 - 4 cars with auto door and internal access

High quality kitchen with caesar stone benchtops, integrated fridge, Quality Miele appliances

Main privacy gate - remote controlled.

Air conditioning/heating - reverse cycle and customised.

Cable TV - External satellite antenna.

Phone points : Numerous ~ 6 points (six of the rooms)

TV reception points in the kitchen, main lounge and study rooms.

New carpets throughout home

Wooden floors to kitchen & dining areas.

Heated floors to two bathrooms

Spacious laundry with generous storage

Bose home theatre system

Custom built cabinets joinery throughout

Very Spacious master suite, walk in wardrobe and huge his and her ensuite bathroom.

Light and bright interiors with very high ceilings to living areas

Automatic Vergola with rain sensor to external terraces.

Garden beds with auto irrigation system to front and rear yards

Artificial lawns to front and side with custom built, solid swings for kids.

Custom built vegetable patches x 2 in the rear

Security sensor lights, garden lighting, garden bed chess board

Short stroll to the Manuka Village and all the great cafes, restaurants and quality shopping

Land Area: 1043m<sup>2</sup> approx

Living Areas: Ground 268m<sup>2</sup>

Upper 84m<sup>2</sup>

Garage 104m<sup>2</sup>

Rates: \$10,741.77 per annum

UCV: \$1,379,350 (49% Unit Entitlement)