



ESTATE

FORREST

ESTATE

FORREST







E S T A T E

# Be part of the inner circle.

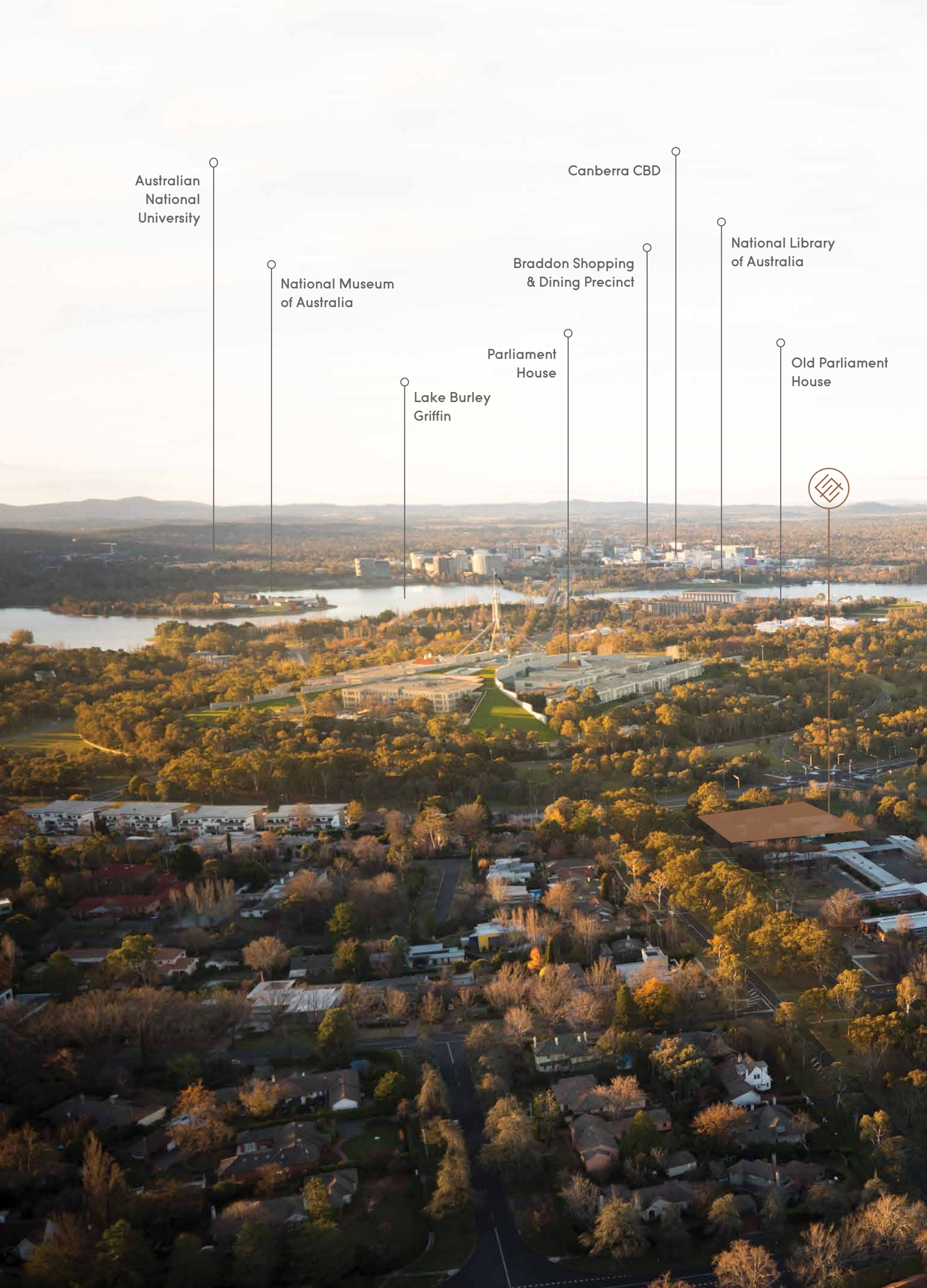
Located on one of Australia's most prestigious pieces of real estate, this is a rare opportunity. Meticulous planning and design ensures that Estate will be just as extraordinary as its location. This will be a building of national significance.

Considering the spacious, unobstructed environment, the architects started with the landscaping – unique, cultivated and curated pocket parks that link three very distinct buildings, each with its own character and charm. Built on a perpendicular axis from the grand and dignified St Andrew's church, the geometry of the architecture was created to reflect the characteristics of the area – from the concentric circles to the striking lines of Parliament House itself. Each residence has been built to have a spectacular view – whether it's the vast open spaces, the beautiful green parks or of Parliament House itself.

Adjacent to Parliament House, this is one of the last opportunities to purchase a residence within the Parliamentary precinct. It's opulent living in one of the Capital's most affluent suburbs.

Welcome to the inner circle. Welcome to Estate, Forrest.

F O R R E S T



Australian  
National  
University

National Museum  
of Australia

Lake Burley  
Griffin

Parliament  
House

Braddon Shopping  
& Dining Precinct

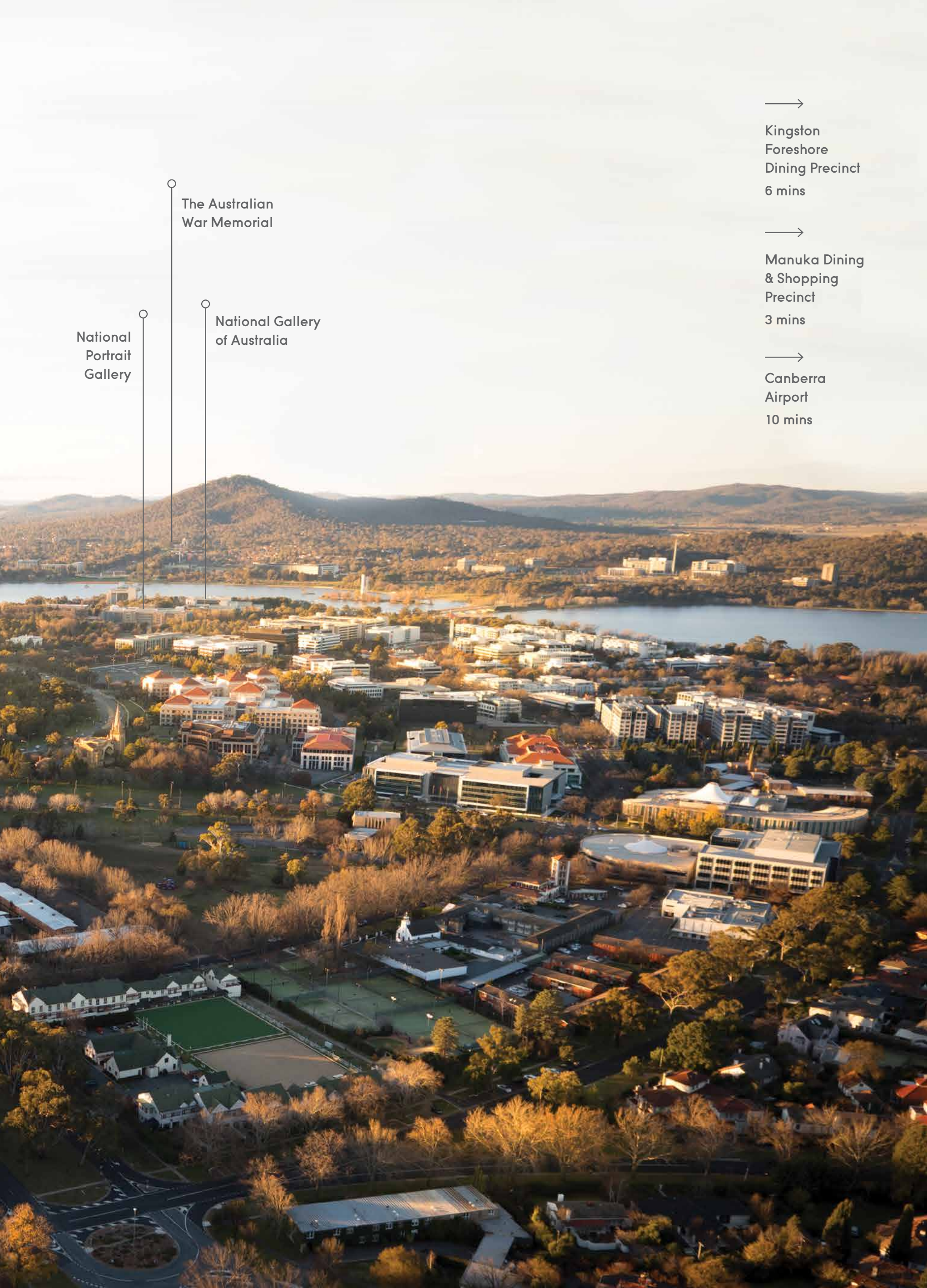
Canberra CBD

National Library  
of Australia

Old Parliament  
House







The Australian  
War Memorial

National  
Portrait  
Gallery

National Gallery  
of Australia

Kingston  
Foreshore  
Dining Precinct  
6 mins

Manuka Dining  
& Shopping  
Precinct  
3 mins

Canberra  
Airport  
10 mins



# Move in the right circles.

**State Circle, to be precise.**

With its magnificent tree-lined streets, close proximity to Parliament House and the embassies, and an impressive list of esteemed residents, it's clear why Forrest has the highest median price in the ACT. Forrest is not just one of the most prestigious suburbs to live in, it's also one of the most picturesque. Every aspect of Estate has been meticulously planned to make the most of its breathtaking surroundings. Angled for the best possible views and with architectural design cues taken from the city's most prominent landmarks, Estate complements its iconic location perfectly.

Forrest's rich heritage spans back to 1924, when the Melbourne architectural firm, Oakley, Parkes and Scarborough, won a competition to design the housing precinct. There have been many highlights over the years, including the building of Manuka Pool in 1931, the completion of St Christopher's Cathedral in 1939, and the official opening of the new Parliament House in 1988.

With some of Canberra's top schools, restaurants and cafés on your doorstep, Estate will be the latest landmark on the suburb's timeline.















## Exclusive. By design.

We've handpicked the most illustrious partners to work together to ensure that Estate is every bit as remarkable as the area that it's in. Visionaries and industry leaders in their respective fields, they're exactly the right connections for those in the inner circle.

**Collins Caddaye Architects** is a well-established Canberra firm. With a wide range of award-winning projects behind their name, they are renowned for their innovative and masterfully considered architectural design.

Founded in Canberra in 1975, **Project Coordination** is one of Australia's leading mid-tier construction companies. They've been involved in many innovative and special purpose buildings and pride themselves in continuously setting new industry standards.

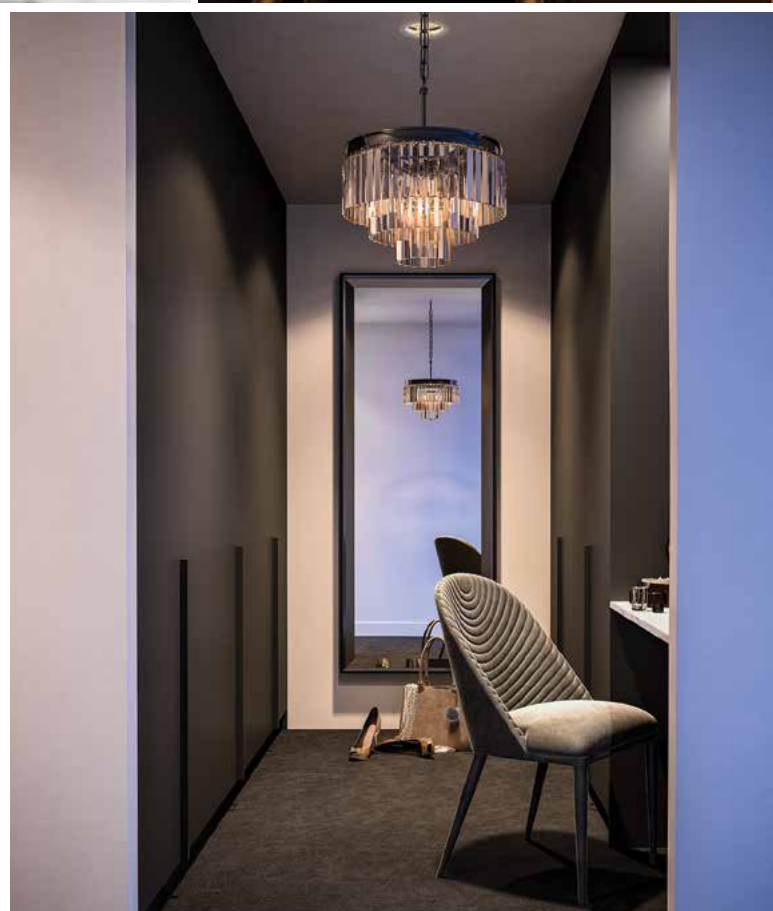
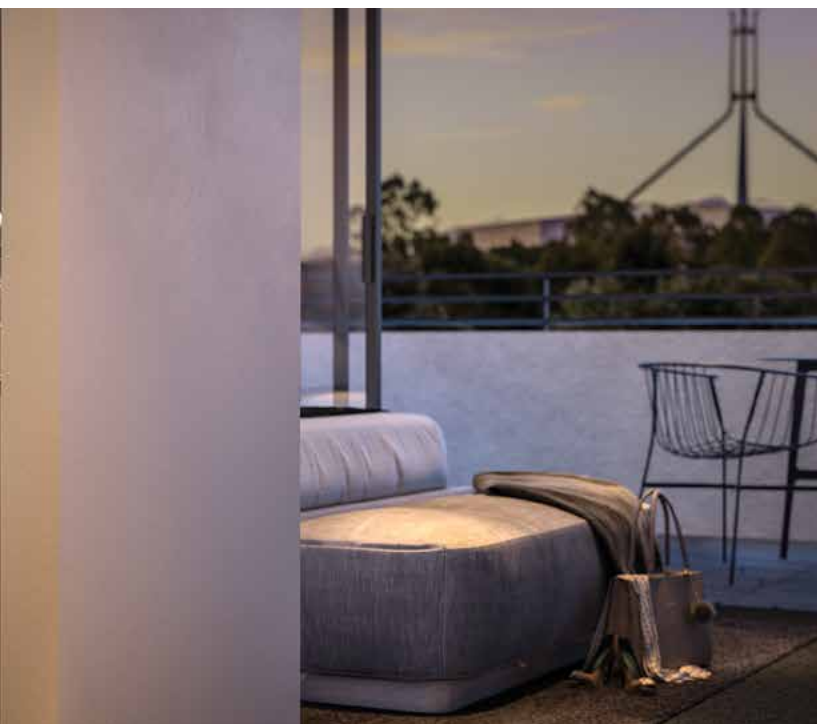
**Addval Developments** is one of Canberra's leading property developers. Through the development of unique and iconic projects, their sole purpose is to create sustainable and innovative urban environments that deliver a lasting legacy.











Estate epitomises the high life with its magnificent detail and opulent furnishings.

## Big on the finest details.

Aside from the expansive living spaces leading out to over-sized balconies, it's the small details that sets Estate apart from the rest. With high-end furnishings like exclusive Villeroy and Boch tapware, Italian marble kitchen and bathroom splashbacks, premium quartz Caesarstone benchtops and custom-made joinery and vanities; Estate is the epitome of luxury living.

Estate is pioneering refined kitchen design and is the first development of this scale in Canberra to feature innovative German Gaggenau appliances across the entire project. Exceptional design, quality and functionality, offering immense control and capabilities – this is the promise of Gaggenau.

The elegant combination of engineered timber flooring in the living areas and lush, pure wool carpets in the bedrooms, creates a warm atmosphere while the architectural feature lighting throughout puts exquisite design in a whole new light – literally.

With environmental sustainability in mind, Estate has been designed to maximise solar access with the majority of residences being north facing and all windows double glazed.

The luxurious master suites, some with freestanding baths, spacious walk-in wardrobes and built-in cosmetic benches are synonymous with a 5-star resort.

This is life in the inner circle.  
In fact, this is the life.



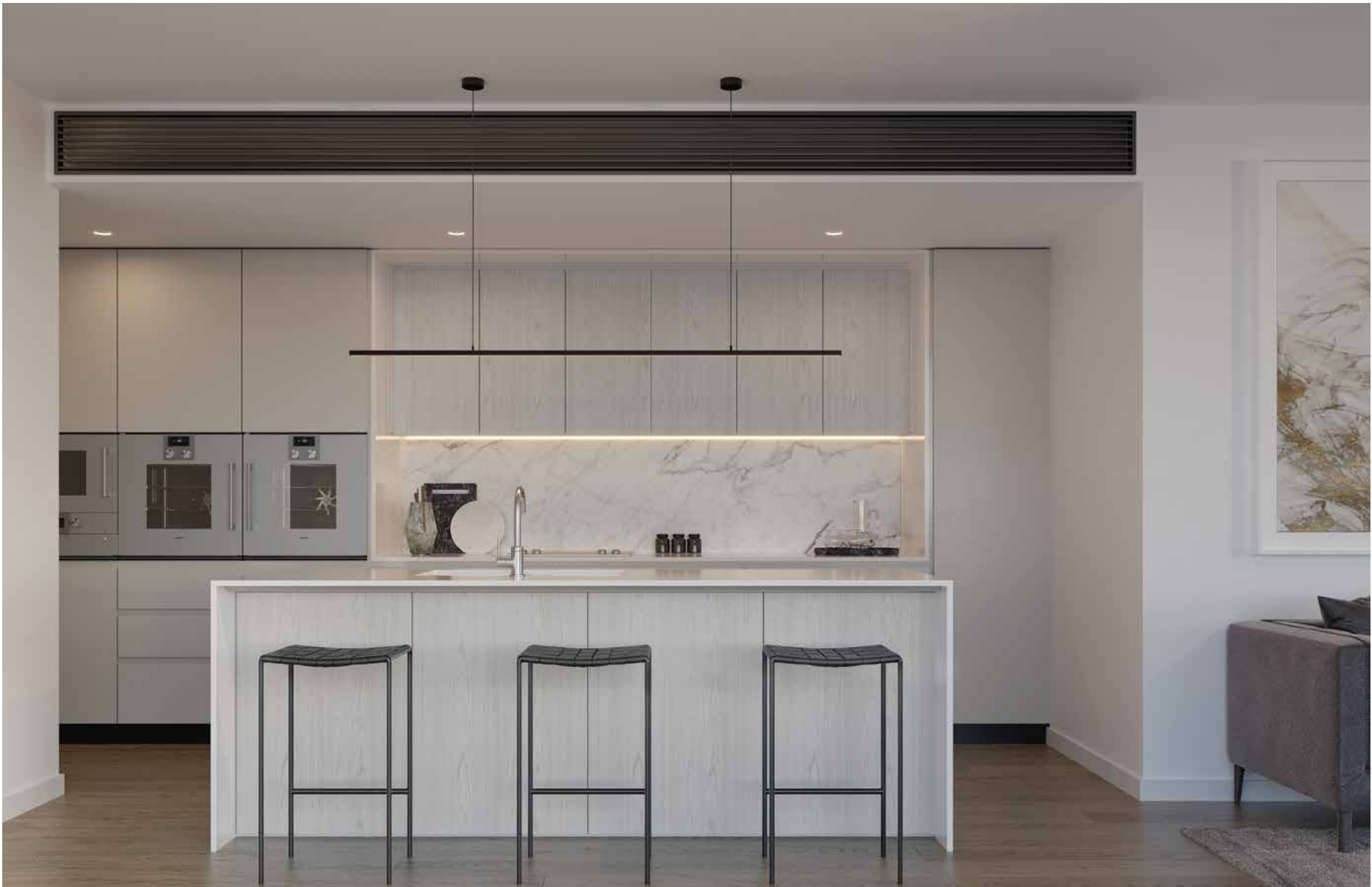








Collection One Shale



Collection Two Linen

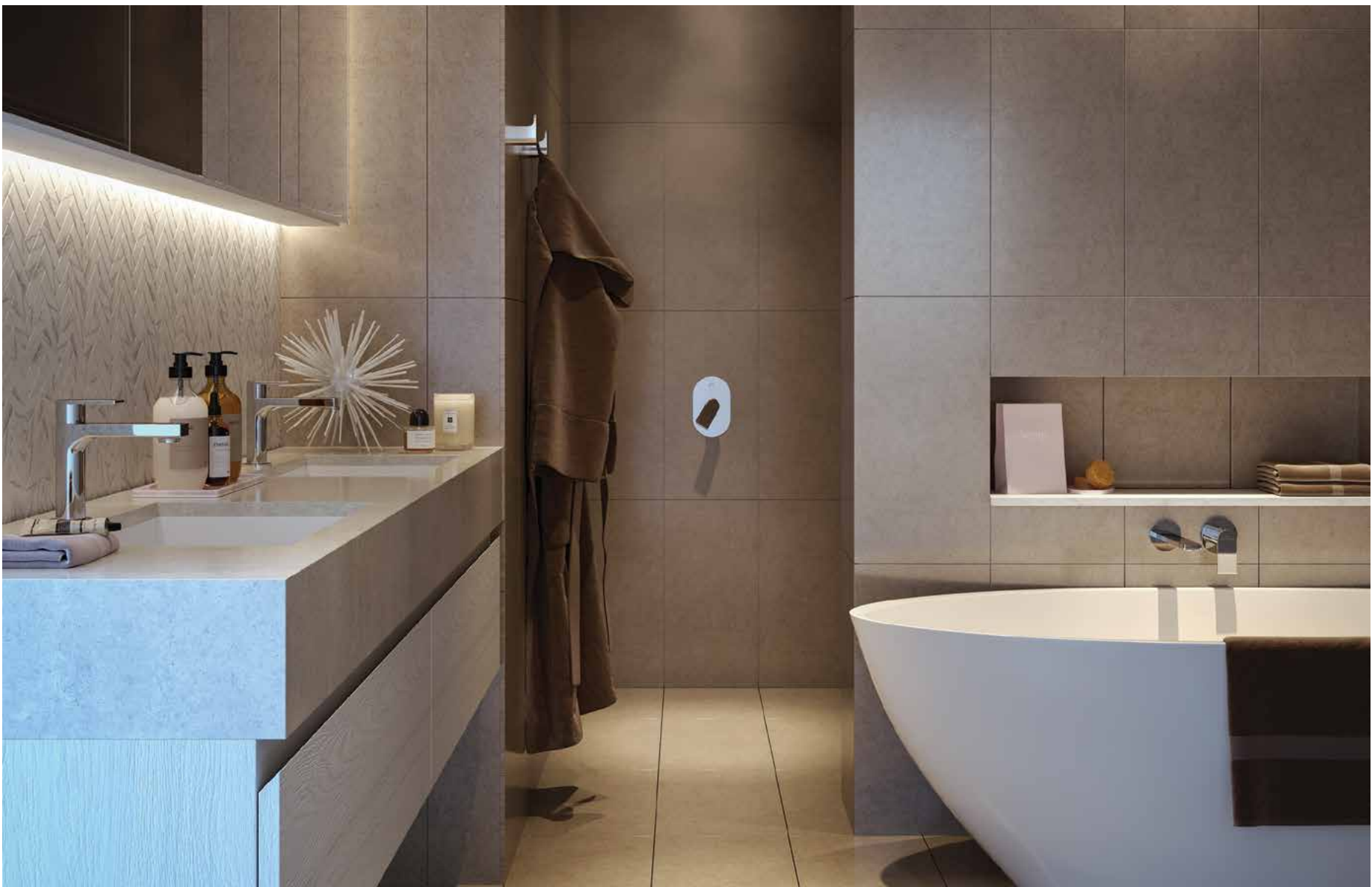


Collection Three Ombre

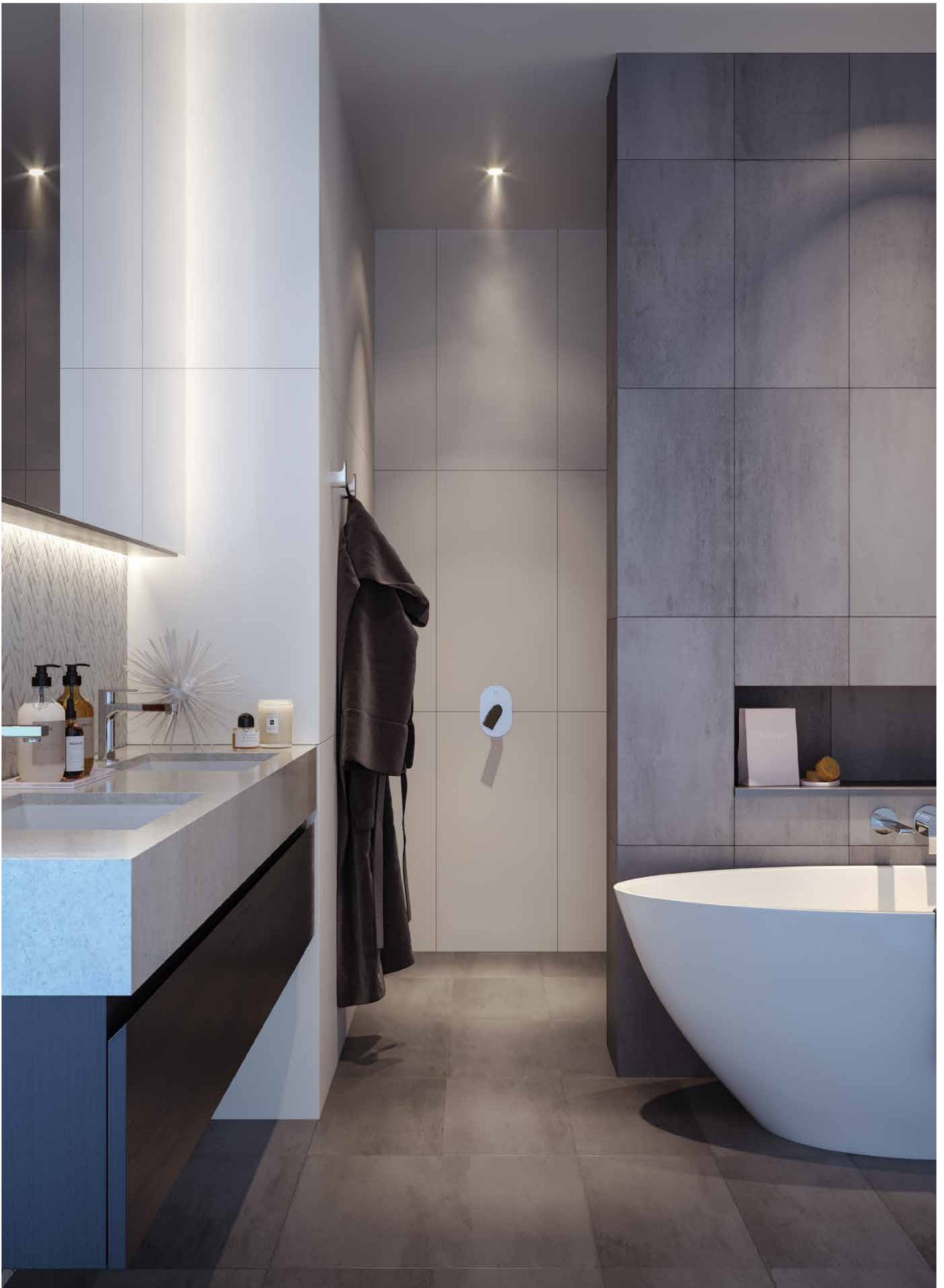




Collection One Shale



Collection Two Linen



Collection Three Ombre



# Here's to life in the inner circle!

Along with the communal wine tasting and entertainment areas, Estate is centred around a wine cellar which spills out to beautiful landscaped areas. Every residence will have a private climatic controlled wine cellar, allowing you to enjoy your finest vintages exactly the way they were intended to be.

We don't believe in half measures – especially when it comes to wine. That's why we consulted Tyson Stelzer, one of Australia's premier wine personalities, in the design of the cellar to ensure the ultimate in storage of your finest selections.





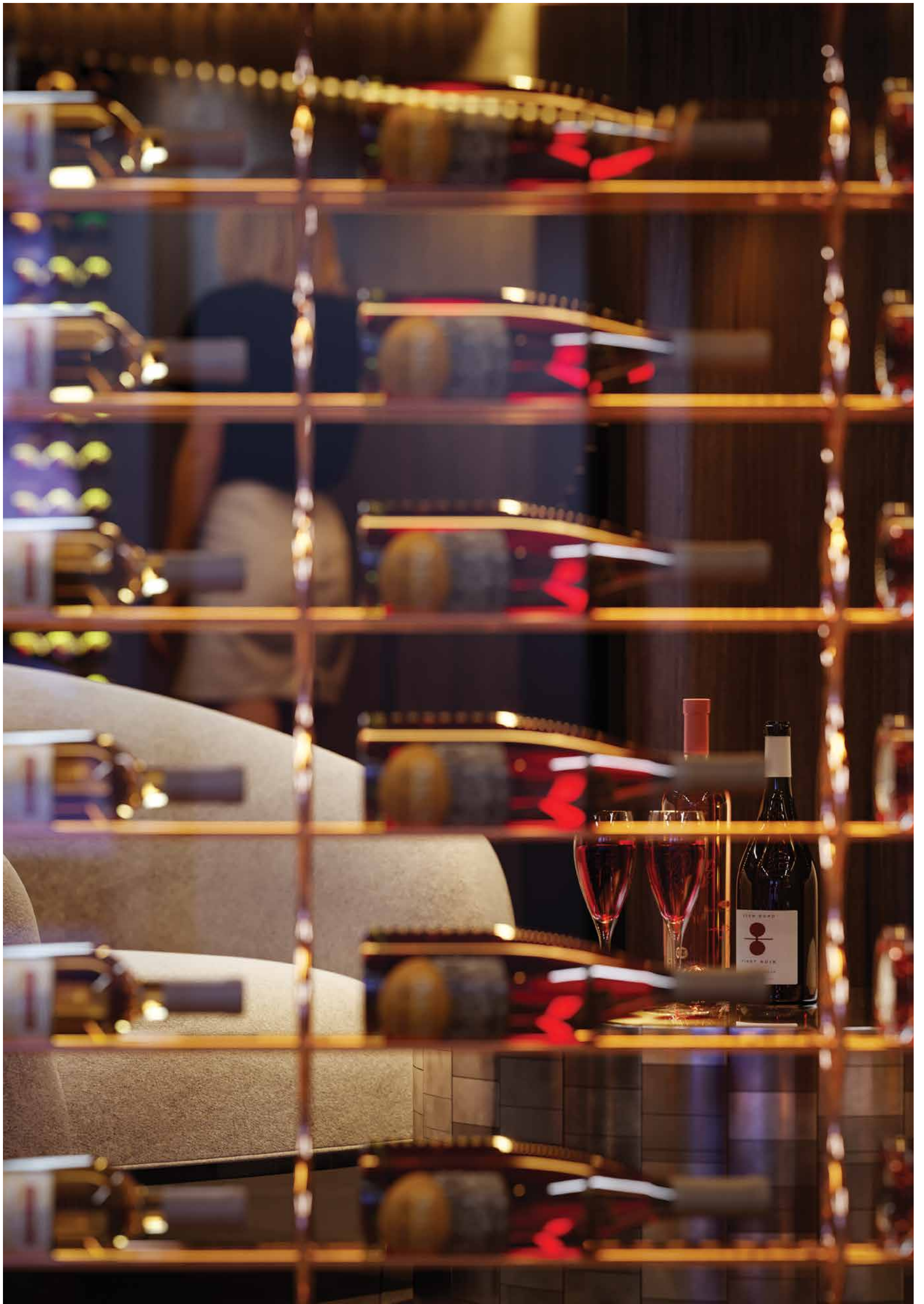
“If I had to describe Estate as a wine, it would be Grange – Australia’s premier wine brand. I’m excited to be involved in this project and I look forward to hosting many wine-tasting events in the world-class cellar at Estate.”

– Tyson Steltzer

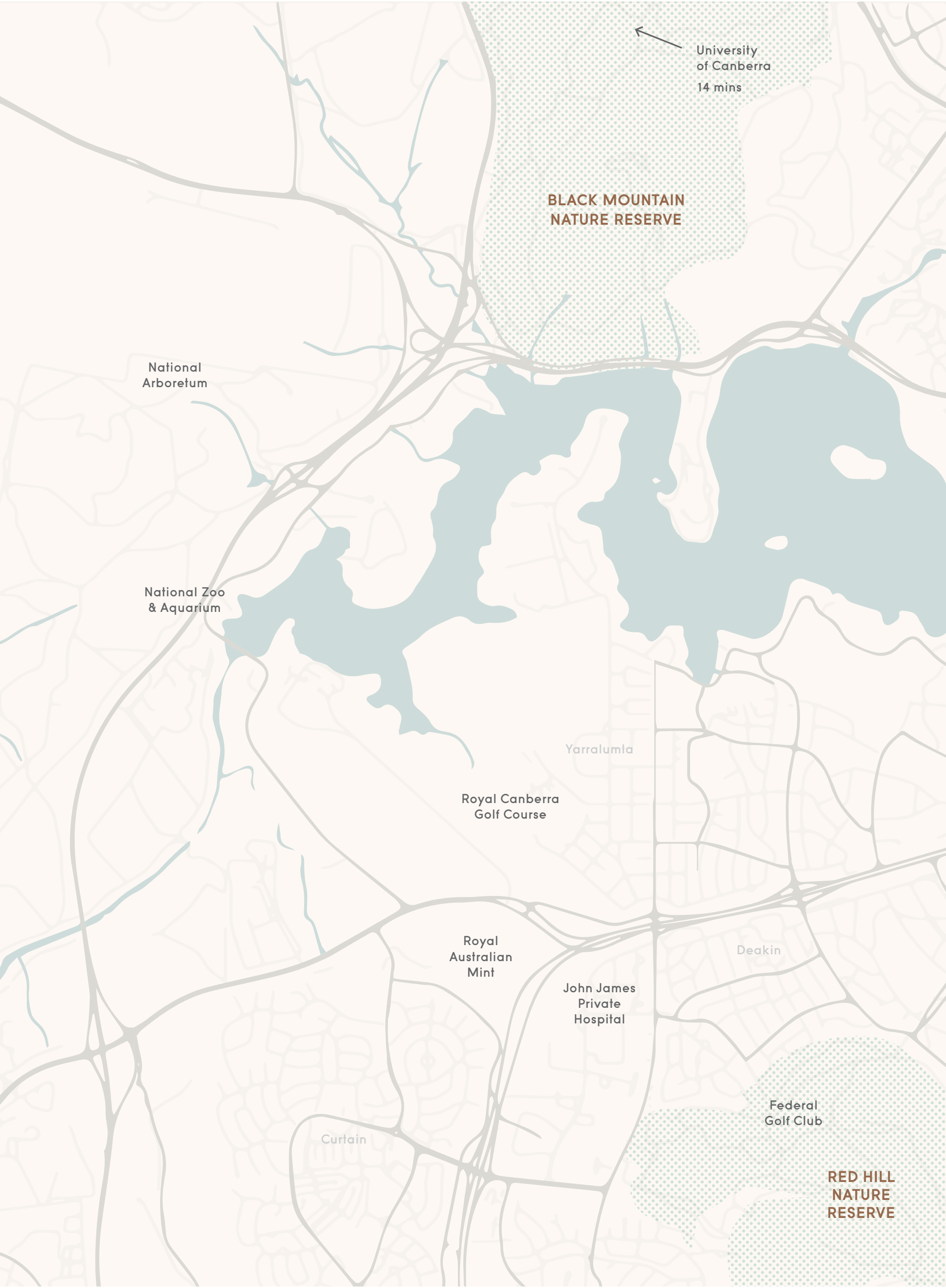












University  
of Canberra  
14 mins

**BLACK MOUNTAIN  
NATURE RESERVE**

National  
Arboretum

National Zoo  
& Aquarium

Yarralumla

Royal Canberra  
Golf Course

Royal  
Australian  
Mint

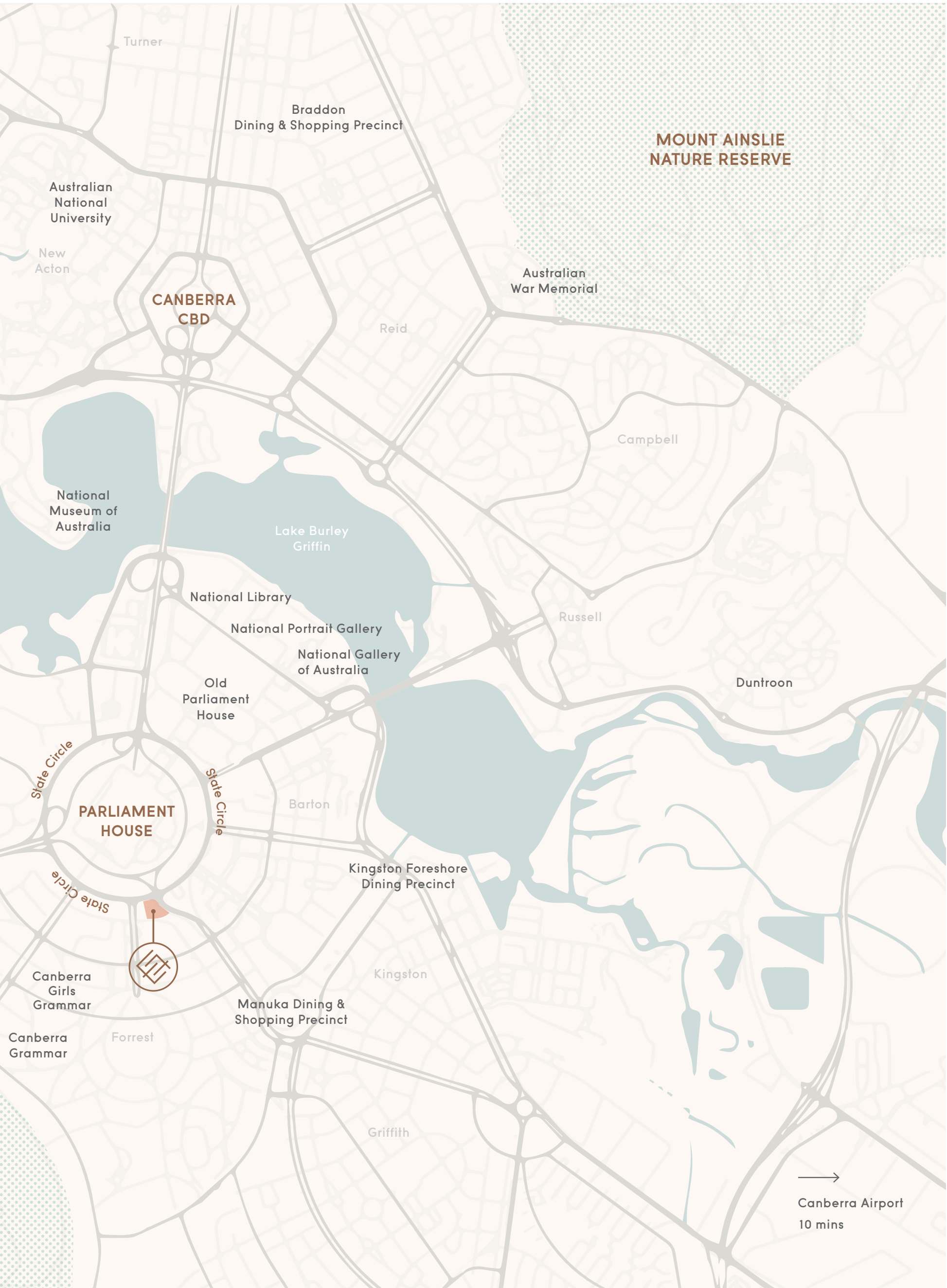
John James  
Private  
Hospital

Deakin

Federal  
Golf Club

**RED HILL  
NATURE  
RESERVE**

Curtin











Project team:









DISCLAIMER: The developer and their appointed marketing agents advise that the information set out herein is for the guidance of prospective purchasers only and any intending purchaser is advised to make their own enquiries to satisfy themselves in all respects. All reasonable care has been taken in the preparation of this information and the developer and their appointed marketing agents disclaim all liability should any information or matter contained herein differ from the contract of sale or the actual completed development. Photographs and artist's impressions are illustrative only and all information is correct at the time of printing.