

1002/154 Musgrave Avenue, Southport, Qld 4215

REPUBLIC<sup>R</sup>

**Sold Townhouse**

Friday, 16 February 2024

1002/154 Musgrave Avenue, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Hayleigh McAuliffe  
0755091700



Laura Langford  
0755091700

**\$890,000**

Welcome to Unit 1002 in the vibrant community of Sphere, Southport. Within a contemporary development this 'Garden Terrace Home' is designed to be the ideal accessory to your busy urban lifestyle. Spread over two levels, this is low maintenance living at its finest. Situated within the lively University precinct this 3-bedroom townhouse offers the perfect blend of modern convenience and comfortable living. As you step inside, you are greeted by a bright and inviting living space complimented with stylish finishes and thoughtfully designed touches. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a spacious environment ideal for both relaxing and entertaining. Large windows flood the space with natural light, creating a warm and welcoming ambiance throughout. The additional study / multipurpose room at the front of the house adds versatility to the home, providing a dedicated space for work or a quiet retreat for reading and study, offering flexibility to meet your unique needs. The modern kitchen is equipped with high-quality appliances, ample storage space, and sleek countertops, making it a chef's delight. Whether you're preparing a quick meal or hosting a dinner party, this kitchen is sure to inspire your culinary creations. Upstairs, you'll find three generously sized bedrooms, each offering comfort and privacy. The master bedroom features a luxurious ensuite bathroom and large walk in robe. The remaining bedrooms are perfect for family members, guests, or can be transformed into a home office or hobby room to suit your needs. Homely features at a glance:- Large modern Kitchen with stone benchtops and quality Smeg appliances with gas cooking- Light filled living areas with 600mmx600mm porcelain tiles - Covered alfresco area overlooking your own private garden- Double lock up garage- Ducted air conditioning and ceiling fans throughout- Separate Laundry and Powder Room - Master bedroom with walk in robe ensuite with large shower and double vanity- Media room/home office- Under stair storage- Natural Gas - cooktop and hot water This is an outstanding opportunity to buy a home with builder's warranty in a thriving area. The bounty of existing recreation facilities are yours to enjoy, including a 25m lap pool, a recreational pool, steam rooms, saunas and spa, BBQs and a fully equipped free-access gym. All set amid lush tranquil parklands. THE NUMBERS: Water – approx: \$350 per quarter Rates – approx: \$1,200 per half year Body Corp – approx: \$120 per week THE LOCATION\* Southport Sharks 550m walk\* Musgrave Hill State School 1.1km\* Woolworths Smith Collective 2.1km\* Minutes to Griffith University and GC University Hospital\* Gold Coast Private Hospital \* Chirn Park\* Griffith University\* Parkwood Village Golf Club – potential where the new wave park is going in \* Southport School Disclaimer: Whilst every effort has been made to ensure the accuracy of these, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these as representations of fact but must instead satisfy themselves by inspection or otherwise.