

1044/154 Musgrave Avenue, Southport, Qld 4215

REPUBLIC^R

Townhouse For Sale

Friday, 15 March 2024

1044/154 Musgrave Avenue, Southport, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Hayleigh McAuliffe
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Offers over \$900,000

Welcome to Sphere Terraces, where urban living meets a private oasis inside your villa and the onsite amenities. Nestled in a vibrant precinct, this villa offers a private yet connected lifestyle, with an array of pools and lifestyle areas as well as nearby attractions to enrich your everyday experiences with your friends, family or kids. Step inside and be greeted by a bright and airy ambiance, accentuated by 2.7m high ceilings and smart and stylish finishes throughout. The spacious living areas seamlessly flow into the generous kitchen, with gas cooking and walk in pantry come laundry. The flow from the living area and overlooked from the kitchen you're connected to your own private oasis—a generous courtyard and deck area that evokes an on trend tranquillity of a palm springs retreat. Key features include: -Light-filled living areas with timeless sleek 600mmx600mm porcelain tiles -Covered alfresco area, with a Modwood deck extending to the garage -Double lock-up garage with extra room for tools, it offers convenience and added security -A spacious, well-appointed kitchen with stone benchtops and premium Smeg appliances -Versatile laundry room, doubling as an overflow pantry -Luxurious master bedroom with a walk-in robe and fully tiled ensuite featuring a shower and double vanity -Main bathroom separate the master bedroom with the guest bedrooms, offering a fully tiled design, separate shower and freestanding bath -Under stair storage for organisation and a powder room on the lower level -Ducted air conditioning and ceiling fans throughout for year-round comfort -Screens, security screens and roller blinds for privacy and shade -Natural gas appliances including cooktop and hot water system -Discreet clothesline for practicality - Still under builder's warranty

With a low body corporate fee of only Approximately \$80 per week and a rental appraisal of \$950 per week, this property offers not just a luxurious lifestyle but also excellent investment potential, especially close to the hospital and university. Beyond your doorstep, Sphere Terraces offers an array of recreational facilities, including lap and recreational pools, steam rooms, saunas, spa, BBQ areas, and a fully equipped gym—all set amidst lush parklands. Conveniently located near various amenities and attractions, including Southport Sharks, Musgrave Hill State School, Woolworths Smith Collective, Griffith University, GC University Hospital, Gold Coast Private Hospital, Chirn Park café precinct, Parkwood Village Golf Club, and more, this villa presents an exceptional opportunity to own a home in a thriving area. Don't miss out on the chance to make this your own—a place where traditional village charm meets contemporary urban living. Contact us today to schedule a viewing and experience the allure of Sphere Terraces firsthand.

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