

# 18 Wattle Olive/154 Musgrave Avenue, Southport, Qld 4215



## Sold Unit

Tuesday, 23 January 2024

18 Wattle Olive/154 Musgrave Avenue, Southport, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 97 m2

Type: Unit



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**\$600,000**

A rare ground floor unit nestled at the end of the building, boasting an abundance of natural light that fills its space from 3 sides of the unit. Embrace the feeling of openness and expansiveness within as the unit features not just one, but two massive courtyard spaces. The elongated 44m<sup>2</sup> south-facing courtyard, shared by both bedrooms, complimented by the large 39m<sup>2</sup> north-facing main courtyard, offering privacy and a quiet oasis. Inside you will be surprised of the spaciousness of two bedrooms, where the master retreat comes complete with a walk-in robe, additional sliding mirror wardrobe, and its very own ensuite. The well-appointed kitchen, complete with ample storage, a gas cooktop, and a sleek kitchen island boasting stone tops. Welcome home to a harmonious blend of comfort, elegance, and unmatched serenity. Property features include:- Large patio perfect for entertaining with North facing aspect- Master bedroom is en-suited includes walk in robe + additional sliding door closet- Good size second bedrooms, built-ins complimented by bathroom- 2 Bathrooms- Dedicated study area with built in desk, storage and all points for internet- Modern chef's kitchen including stainless appliances gas cook top, electric oven & stone benchtops, near new dishwasher with plumbed water line for fridge water- Ceiling fans, split cycle air to master bedroom and living space- Great storage- Pet friendly, low strata, onsite management, 24hr monitored security- 2 (tandem) car spaces with large 4.5m<sup>2</sup> storage cage in the secure basement- Security Screens throughout- Secure basement parking for 2 vehicles (tandem) and storage cage (3m x 1.5m)- Spacious north facing 39m<sup>2</sup> court yard to soak up the sun- Added bonus of 44m south facing courtyard with lovely render garden boxes- Lift from secure basement car parking- Ground floor access with no stairs- Dual courtyard spaces North and South facing- Plenty of breezes and natural lightFAQ:- New Rental Appraisal \$700- \$750.00 per week- Water & Sewerage Rates: approx. \$366.00 per quarter- Land Rates: \$895 bi annualSphere Complex:Sphere has first class recreational facilities included for all tenants/owners:- Fully equipped gymnasium \* complementary membership with body corporate fees- 25 meter heated lap pool complete with block starts- 4 recreational pools- Saunas- Steam rooms- Spa and BBQ entertaining areas & residents lounge- Centralised mail room so no stolen packages - Immaculate groomed grounds- Photos show 2 of the 4 pool areas, both areas have fantastic BBQ entertaining areasSphere is renowned for its exceptional amenities, nestled in a serene, master-planned community spanning 7.5 hectares. It is conveniently located at the threshold of the Griffith knowledge precinct, within walking distance to the Gold Coast University Hospital, Gold Coast Private Hospital, Griffith Medical facility, and Griffith University campus. Additionally, you'll find yourself just moments away from Chirn Park Village and the picturesque Broadwater waterways. Moreover, the light rail stop is within walking distance, offering convenient transportation through Southport, Surfers Paradise, and all the way to Mermaid Beach. This location is perfect for individuals seeking a healthy and peaceful living environment while staying connected to their professional needs. The property photos are intended solely for the purpose of sale and are in line with the tenants' rights to privacy. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.