

**24 Corella/154 Musgrave Avenue, Southport, Qld
4215**



Unit For Sale

Wednesday, 12 June 2024

24 Corella/154 Musgrave Avenue, Southport, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 111 m2

Type: Unit



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CONSIDERING ALL OFFERS ON OR BEFORE 17TH OF JUNE

Welcome to a rare gem nestled in the heart of the Sphere complex, offering unparalleled privacy and tranquility. This east-facing unit boasts an abundance of natural light that floods the space, creating a warm and inviting atmosphere. The expansive balcony, which spans the entire width of the unit, is accessible from both bedrooms and the main living area, providing a seamless indoor-outdoor living experience. As you step inside, you're greeted by lush treetop views that ensure complete privacy and a serene backdrop. The interior surprises with its spaciousness, featuring two generous bedrooms, including a master retreat with dual sliding mirror wardrobes and an ensuite. The well-appointed kitchen is a chef's delight, equipped with ample cupboard storage, a gas cooktop, a sleek kitchen island with stone countertops, a microwave void, double power points, and a plumbed water line for the fridge. Recently refreshed with new carpet and paint, this home is move-in ready, offering a harmonious blend of comfort, elegance, and unmatched serenity. The Sphere complex is meticulously maintained and offers a lifestyle like no other. Completed in 2023, the final stage of the complex introduced a stunning poolside entertaining space and a re-imagined, air-conditioned, and fully equipped gymnasium, eliminating the need for a separate gym membership. Residents enjoy exclusive access to several temperature-controlled pools, a spa, a sauna, and a steam room, making post-workout recovery or relaxation an effortless experience. The Corella building, one of the newer buildings, features lower body corporate fees and a central mailing room just steps from your front door, ensuring your mail and parcels are always secure. Make no mistake, there's nothing else quite like this in the market. Welcome home to a unique blend of luxury and convenience, where every detail is designed to enhance your living experience.

Property features include:- 2 Bedrooms: Spacious and inviting, with abundant natural light and upmost privacy.- Master Suite: Complete with an ensuite, dual sliding mirror wardrobes, and space for either a desk or makeup station with power.- 2 Bathrooms: Modern and well-appointed, ensuring comfort and convenience.- 2 Car Tandem Parking: Secure parking with an additional storage cage.- Secure basement parking for 2 vehicles (tandem) and storage cage (1m x 2.5m)- Entryway Storage: Fantastic storage options right at the entryway.- Built-in Desk Space: Perfect for working from home or studying.- Private Balcony: Expansive balcony with lush treetop views offering excellent privacy and a serene outlook.- Modern chef's kitchen including stainless appliances gas cook top, electric oven & stone benchtops, near new dishwasher with plumbed water line for fridge water- Laundry has space for everything you need stick vacuum, ironing board, wash basket, washer, dryer and has a sink.- Ceiling fans, split cycle air to master bedroom and living space- Fantastic entry way storage more than most other units in the complex- Pet friendly, low strata, onsite management, 24hr monitored security- Lift from secure basement car parking- Ground floor access via stairs

Kitchen Features- 600mm Gas Cook Top- 600mm Electric Oven- Hidden Exhaust Fan- Engineered Stone Bench Tops- Double bowl stainless steel sink- Microwave void in Island bench- Double power point on kitchen island bench- 100cm wide fridge space- Plumbed water in fridge space- Additional pantry space

FAQ:- Owner Occupied with flexible settlement time frame- Rental Appraisal \$740- \$760.00 per week- Land Rates: \$895 biannual- Water & Sewerage Rates: approx. \$366.00 quarterly- Body Corporate \$1,492.28 quarterly

Sphere 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 areas

Sphere 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.

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.