

**33/154 Musgrave Avenue, Southport, Qld 4215**

**—** **Coastal**

**Unit For Sale**

Saturday, 15 June 2024

33/154 Musgrave Avenue, Southport, Qld 4215

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 119 m2**

**Type: Unit**



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## Offers Over \$699,000

Apartments satisfying all criteria at this entry-level price level are a rare find in the market. Positioned on the highest floor of the Kingfisher building, this luminous, spacious unit boasts refreshing cross breezes and ample natural light throughout the year. Spanning 119 square meters, the floor plan facilitates effortless movement from the living and dining zones, separated by a thoughtfully crafted galley kitchen, all enhanced by a sprawling wraparound balcony. A sought-after attribute is the segregation of the two sizable bedrooms from the living areas, each equipped with its own balcony for direct outdoor access. Key features:

- Two large bedrooms
- Wrap around balcony
- Master with WIR, ensuite and air-conditioned
- Stone benchtops throughout including vanities
- Well-appointed kitchen with island bench and ample cupboard and drawers
- Separate laundry
- Study nook
- Air-conditioned
- Two carparks on title plus storage

"Sphere features"

- Multiple pools including 35mtr lap pool
- Walking tracks
- Spa
- Sauna
- Gym
- Resident lounge
- BBQ area

Financials Council Rates: Approx \$494 per quarter Water Rates: Approx \$362 per quarter Rental Appraisal: \$700-\$750 p/w Location: Ideally situated just a short walk away from the Gold Coast hospital, Griffith University, the Light Rail, schools, and all essential amenities. Easy car access to the Gold Coast Broadwater, Pacific Motorway, and Harbour Town Shopping Centre adds to the convenience. 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.