7/154 Musgrave Avenue, Southport, Qld 4215

Sold Apartment

Friday, 29 September 2023

7/154 Musgrave Avenue, Southport, Qld 4215

Bedrooms: 1   **Bathrooms: 1**   **Parkings: 1**   **Area: 92 m2**   **Type: Apartment**

Joel Madam
0423138343

$445,000

This rare ground floor apartment is conveniently located in the heart of Southport in an incredible residential only complex. The apartment provides both comfort and security as well as a modern feel. The open plan living and dining flows perfectly out to the oversized balcony, perfect for entertaining.It features one bedroom plus study nook, modern bathroom and a secure underground car space. The bedroom is generously sized and features a built in robe with ample storage space, air conditioning and direct access onto the balcony. The apartment is currently tenanted until February 2024, making it an ideal investment opportunity.Apartment Features:•⬚1 Bedroom•⬚1 Bathroom ●⬚Study Nook•⬚Air conditioning & Ceiling fans•⬚Modern kitchen with gas stove, stone benchtops and ample storage space•⬚Secure underground car spaceBuilding Features:•⬚Low body corporate fees•⬚Pool, spa, sauna, gym and steam room•⬚Gym•⬚BBQ FacilitiesLocation:Situated in a residential complex with outstanding amenities, 154 Musgrave Avenue is only a short stroll to dog parks and sports fields, 2 minutes to Gold Coast Uni Hospital, Broadwater Parklands, Chirn Park Shopping Village and only a 7 minute drive to the motorway.Outgoings:Body corporate - Approx. $124 per weekWater rates - Approx. $350 per quarterCouncil rates - Approx. $560 per quarterRental - Currently rented at $450 per week, increasing to $460 per week from August until the end of the lease in February 2024Disclaimer: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, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.