

11/154 Musgrave Avenue, Southport, Qld 4215



Apartment For Sale

Monday, 8 July 2024

11/154 Musgrave Avenue, Southport, Qld 4215

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Edgar Natolo
0756270083

Best Offer Before 9th August 2024

This low maintenance, centrally located 2 bedroom unit is well suited for the 1st home buyer or an investor's busy lifestyle. Located on the top floor (3rd) of the Cirrus building with a huge balcony for outdoor entertaining and well positioned within a pet-friendly complex where you will have full use of resort facilities including lap pool, leisure pool and spa, huge entertainment facilities, gym plus beautiful outdoor spaces. Features include:

- Master bedroom with walk-in robe & ensuite, air-conditioning & ceiling fan plus access to main balcony
- 2nd bedroom with built-in robes & ceiling fan
- Open plan kitchen with gas cooktop, stone bench tops, plenty of cupboard space & plumbing for fridge
- Large living area with air-conditioning & ceiling fan plus access to main balcony
- 2nd living area/dining room with ceiling fan & access to smaller balcony
- Study nook
- Two spots in the secure carpark under complex
- Double length storage cage

Complex features:

- Resort pools with beautiful gardens
- Large entertainment and BBQ area
- Gym facilities

Pets: This is a pet friendly complex - Body Corporate will allow pets under 10kgs with approval.

Rental Information & Figures:

- Rent currently \$650 per week until 08/05/2025 (Current market rent is \$720 to \$750 per week)
- Body Corporate \$2,123.19 per quarter
- General Council Rates \$1,221.29 per 6 months (Category 2THK in Health Precinct)

This complex is centrally located to the Gold Coast University Hospitals & Griffith University, so handy to the Tram Station, Smith Collective and Southport Sharks Sport Club. Close to local and major shopping centres and easy access to the arterial roads, M1 and train station.

FAQ: Ending Tenants Leases

A common question from buyers is asking if a tenant would leave earlier than their lease end date & you may want us to ask the tenant if they are open to this. This question can only be put forward in writing once you are the owners & if we are your property managers. Once the property has settled, you will need to instruct us in writing to offer the tenant an option to end their lease early with no penalty, meaning if they find somewhere to move into, then they can give 2 weeks notice and vacate early. Please understand the tenant does not have to agree and has the right to stay until the lease ends.