

25/154 Musgrave Avenue, Southport, Qld 4215



Sold Unit

Thursday, 14 September 2023

25/154 Musgrave Avenue, Southport, Qld 4215

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 136 m2

Type: Unit



Brad Scott
0755646070



Wayne Haase
0498098426

\$712,000

To watch a Video of this property, please click on link below**:<https://youtu.be/iBinMgDGTus> To take an Online 3D Tour of this property, please click on the link below**:<https://my.matterport.com/show/?m=h8YZaifT7wN> ** If the hyper link above does not work in the web browser you are using, please simply copy and paste the links above into a new internet page or tab that you are using. The Brad Scott team is proud to Welcome you to this new listing at the amazing "Sphere Gold Coast" Living Resort. Ideal for doctors, nurses, lecturers, and professional people wanting a beautifully presented and immaculate apartment close to the Gold Coast Medical and Educational hub on the Gold Coast. Sphere is a tranquil master-planned community set amongst 7.5ha on the doorstep of the Griffith Knowledge Precinct and is within walking distance to the Gold Coast University Hospital, Gold Coast Private Hospital, Griffith Medical Facility, and Griffith University campus. The light rail stop is also walking distance taking you through Southport and Surfers Paradise to Mermaid Beach. Ideal for anyone wanting to keep fit and healthy while living in a peaceful professional environment. Apartment 25 "Willow Sphere" is a rare very spacious (136m²) tenanted 3-bedroom apartment located in the Willow building which has a great outlook from the huge outdoor undercover entertaining area!! Property features include:- 3 bedrooms- 2 bathrooms (master bedroom has ensuite)- Walk-in robe in the master bedroom- Large outdoor Top Floor entertaining areas East and north-facing- Large internal open-plan living area,- Modern kitchen with large island bench, Sphere has first-class recreational facilities including:- fully equipped gymnasium,- 25-meter lap pool,- Multiple recreational pools,- Saunas,- Spa and BBQ entertaining areas

PROPERTY INFORMATION
Gold Coast City Council Rates: \$2,407* p.a. approx
Gold Coast City Water Rates: \$1,465* p.a. approx
Body Corp: \$135* per week approx
Currently Tenanted at \$700 per week until 11/12/2023
Current Rental Appraisal: \$730* to \$800* per week
Sinking Fund Balance: \$164,107* as at 12th Sept 2023
Floor: 3rd Built: 2012** denotes approximations and/or measurements

A rare opportunity to purchase in an ultra-convenient location. For further information please contact your Southport area experts Brad Scott or Wayne Haase. We have in preparing this information used our best endeavors 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 inquiries to verify the information contained herein.

COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly, or have a compromised immune system.- Please practice social distancing at all inspections to help minimize the spread of COVID-19.- If you are unable to physically attend an inspection please click on the 3D Tour for this property for a virtual Online tour of this property.