



6 Lorikeet/154 Musgrave Avenue, Southport

## SELLERS INSTRUCTIONS ARE FINAL, THIS MUST BE SOLD NOW!

ONLY A FEW EVER AVAILABLE LIKE THIS IN THE WHOLE COMPLEX! ALSO WITH LOWEST BODY CORP FEES IN THE COMPLEX IN THIS BUILDING!

This apartment is a very rare offering to come on the market in the Sphere Apartments.

It is located on the ground floor in the Lorikeet Building with direct lift access from the car garage virtually to the units front door, and direct access to the Pool, spa, sauna, and BBQ entertaining area, through a huge and very private outdoor courtyard, of which there are only a handful of similar apartments available in the whole complex. This Apartment is also located in the building with the lowest Body Corporate fees in the whole complex which is a huge plus to owners.

You to could be experiencing contemporary comfort and resort -style living in this superb light and airy two- bedroom two bathroom apartment within the exclusive and much sought after Sphere Apartments. Positioned in the thriving Gold Coast Health & Knowledge Precinct, with both the Gold Coast Private and University

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**FOR SALE**  
BEST OFFERS SUBMITTED BY 1ST JULY

**VIEW**  
Tue 23rd Jun @ 4:30PM - 5:00PM

**AGENTS**  
John Reason  
0411 355 810  
jreason@ljhteam.com.au

**AGENCY**  
LJ Hooker Pacific Pines | Helensvale  
(07) 5573 2099

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Hospitals, and Griffith University all within a few minutes drive away. The Southport Sharks Club House is just a short stroll up the road for your social enjoyment. Plus the Chirn Park cafes are also close at hand. The complex also backs onto and has direct access to a very large dog park. This Home offers exceptional convenience, privacy, and lifestyle to its new owners. The Complex is also Pet Friendly.

The homes other features include.

A well laid out kitchen, with stone benchtops, gas cook top, range hood, excellent storage and bench space, and an island bench with a dishwasher.

Both bedrooms are generous in size with the master offering a walk in wardrobe and a spacious ensuite, and with direct access to the outdoor private patio. It is airconditioned.

The second bedroom has a large double door built in wardrobe and ceiling fan, plus also direct access to the patio. There is a separate study nook, plus ceiling to floor storage down one full wall as you enter into the home.

A very spacious air conditioned living area, with double sliding doors with screens to the outdoor entertaining patio. A built in Laundry. A single secure carpark and a storage cage in the basement parking. Residents enjoy access to the outstanding resort style facilities, including 5 swimming pools, spa, sauna, gym, BBQ areas under a covered outdoor complex, and surrounding beautifully landscaped parklands.

The apartment is sold fully furnished, an Inventory if contents is available to interested parties.

For interested investors the current rental appraisal is Approx. \$860 to \$880 per week

And the Body Corporate fees are \$1,931.47 per quarter.

The home was built in 2012 and is 166m<sup>2</sup> in total including the outdoor entertaining area.

The Form 2 Disclosure Statement is available to any interested parties upon request.

There is currently a lease in place until the 24th October 2026 at \$835 per week.

The owners are very keen to affect a very quick sale, and have therefore priced the property to meet the current market conditions. This is an outstanding opportunity for both potential investors and owner occupiers to secure a rare one of a kind property in this fabulous much sought after complex.

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## MORE DETAILS

Property ID 362DGMK  
Property Type Apartment  
Land Area 166 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (2)  
Intercom  
Spa  
Courtyard  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Remote Garage

**John Reason 0411 355 810**

Sales Person | Licensed Real Estate Agent | [jreason@ljhteam.com.au](mailto:jreason@ljhteam.com.au)

**LJ Hooker Pacific Pines | Helensvale (07) 5573 2099**

8 Discovery Drive, HELENSVALE QLD 4212

[pacificpines-helensvale.ljhooker.com.au](http://pacificpines-helensvale.ljhooker.com.au) | [admin@ljhteam.com.au](mailto:admin@ljhteam.com.au)



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6 LORIKEET/154 MUSGRAVE AVENUE, SOUTHPORT



Internal: 93m<sup>2</sup> | External: 54m<sup>2</sup> | Total: 147m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

