1062/154 Musgrave Avenue, Southport

WELCOME TO SPHERE // LUXURY, LIFESTYLE & LIVEABILITY.

Tucked away within Sphere's tightly held Stage 3, this beautifully presented residence delivers an exceptional balance of space, comfort and low-maintenance living. Featuring one of the largest exclusive-use yards within the Sphere complex, quality finishes throughout and a flexible floorplan with two separate living areas, it offers a level of versatility rarely found in townhouse living.

Spread across two thoughtfully designed levels, the home has been created with everyday functionality firmly in mind. At its heart, the kitchen offers generous prep space, quality finishes and an easy connection to the adjoining living and dining zone. Large sliding doors extend the interior outside to a North-facing private yard, creating an impressive sense of openness and a genuine extension of the living space.

For families, entertainers and pet owners alike, the outdoor area is a standout feature. There is ample room for children to play, pets to enjoy the outdoors or friends and family to gather, all without the maintenance demands of a traditional freestanding home. Inside, a

3 **2** **4**

FOR SALE
Enquire for Price Guide

VIEW
Sat 31st Oct @ 10:30AM - 11:00AM

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Interested parties must rely solely on their own enquiries.

second living zone provides valuable separation and can easily function as a media room, home office, children's retreat or relaxed second lounge.

All three bedrooms are located upstairs, keeping the sleeping accommodation comfortably separated from the main living areas below. Each bedroom includes ceiling fans and ducted air conditioning, while the master suite is complemented by a walk-in robe, private ensuite and balcony overlooking the yard. A stylish main bathroom services the remaining bedrooms, while downstairs you will find a separate powder room and walk-in laundry for added day-to-day convenience. The double garage adds another layer of practicality and polish to this home. With nothing requiring immediate attention, the property presents as a genuine move-in-ready opportunity.

Life at Sphere also comes with access to an impressive collection of resort-style facilities. Residents can enjoy heated swimming pools, a gymnasium, spa, separate male and female saunas, landscaped recreation areas, BBQ facilities and walking paths, all within one of Southport's most convenient and established residential communities.

Property Hallmarks:
· Sought-after position within Stage 3 of Sphere
· One of the largest exclusive-use yards within the Sphere complex
· Three generous bedrooms positioned upstairs
· Two bathrooms plus downstairs powder room
· Two separate living areas
· Spacious open-plan kitchen, dining and living zone
· Excellent connection between indoor and outdoor living
· North-facing private yard and entertaining area
· Double garage with additional parking for 2 more cars on the driveway
· Ducted air conditioning and ceiling fans
· Immaculately maintained and ready to enjoy

Resort & Lifestyle Amenities:
· Choice of heated swimming pools and spa
· Fully equipped residents' gymnasium
· Separate male and female saunas
· Landscaped communal areas and walking paths
· BBQ and outdoor entertaining facilities
· Peaceful, established and beautifully maintained community environment

Location and Infrastructure:

· 2 minutes' walk to Musgrave Dog Park
· 6 minutes' walk to Smith Collective Retail and Dining Precinct, including Woolworths
· 10 minutes' walk to Griffith University
· 10 minutes' walk to Gold Coast University Hospital and Gold Coast Private Hospital
· 13 minutes' walk to Chirn Park Shopping Village
· 4 minutes to Daark Espresso and Chirn Park Shopping Village
· 7 minutes to Pacific Motorway North and South (M1)
· 8 minutes to Gold Coast CBD (Southport)
· 8 minutes to St Hilda's School
· 8 minutes to Harbour Town Premium Outlets
· 8 minutes to Australia Fair Shopping Centre
· 9 minutes to Main Beach
· 9 minutes to Brickworks Ferry Road
· 12 minutes to The Southport School
· 35 minutes to Gold Coast Airport
· 50 minutes to Brisbane CBD
· 55 minutes to Brisbane Airport

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Marketing agent Jayson Edwards says, "The outdoor space is what immediately sets this home apart. You have one of the largest exclusive-use yards in Sphere, two separate living areas and a beautifully presented home that gives buyers genuine flexibility. It is an excellent option for anyone wanting more room without the upkeep that normally comes with it."

Homes offering this much usable outdoor space within Sphere are tightly held. Combining an expansive private yard, multiple living areas and excellent presentation, Townhouse 1062 delivers a particularly complete lifestyle package. Get in touch for further information or to arrange your inspection.

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.

MORE DETAILS

Property ID	VJJ0C
Property Type	House
House Size	197 m2
Land Area	197 m2
Including	Ensuite Toilets (3)

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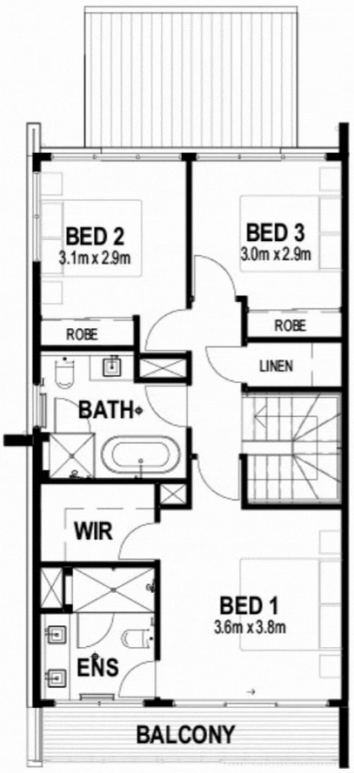
Lower Floor	67 m²
Upper Floor	64 m²
Garage Area	36 m²
Patio Area	13 m²
Porch Area	10 m²
Balcony Area	7 m²
Grand Total	197 m²



1062 'SPHERE' 154 Musgrave Avenue, **Southport** 3 bed + MPR | 2 bath + powder | 2 car

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