



1056/154 Musgrave Avenue, Southport

WELCOME TO SPHERE // THE BENCHMARK FOR TOWNHOUSE LIVING

Positioned in a peaceful and private corner pocket of Sphere's tightly held Stage 3, this exceptional residence sets a new standard for townhouse living. Showcasing the largest yard within the Sphere complex, premium finishes throughout and an intelligently designed floorplan with two separate living zones, this is a home that offers the space of a house with the simplicity of low-maintenance living.

Beautifully appointed across two levels, every detail has been thoughtfully considered to create a residence of comfort, functionality and style. The central kitchen anchors the home with quality finishes, generous preparation space and seamless connection to the main living and dining area. From here, sliding doors open to the North-facing, oversized private outdoor setting - a rare and highly prized feature within Sphere.

Whether it is children playing freely, pets enjoying space to roam or entertaining family and friends outdoors, this yard transforms townhouse living into something far more special. A second living area provides flexibility for a media room, home office, kids' retreat or

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FOR SALE
Contact Agent

VIEW
Sat 23rd May @ 11:15AM - 11:45AM

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 **LJ Hooker**

quiet separation when desired.

Upstairs, all three bedrooms are privately positioned together, creating the ideal family layout. Each bedroom boasts double hung curtains, ceiling fans and ducted air conditioning. The master suite offers a spacious retreat complete with ensuite, walk-in robe and balcony overlooking the yard, while the remaining bedrooms are serviced by a stylish central bathroom. Downstairs, a separate powder room and walk-in laundry adds further practicality for guests and everyday convenience.

The double garage has been finished with quality epoxy flooring, reinforcing the level of care and finish carried throughout the home. Quite simply, everything has been done - move in immediately and enjoy.

As a resident of Sphere, you will enjoy access to resort-calibre facilities including heated pools, gymnasium, spa, individual male and female saunas, landscaped recreation zones and BBQ spaces and more, all within one of Southport's most connected lifestyle addresses.

Property Hallmarks:

- Quiet corner position within sought-after Stage 3 of Sphere
- Largest exclusive use yard in the Sphere complex
- Three generous bedrooms upstairs
- Two bathrooms plus downstairs powder room
- Two separate living areas
- Spacious open-plan kitchen, dining and living zone
- Seamless indoor-outdoor connection
- Double garage with premium epoxy flooring
- Immaculate presentation throughout
- Genuine move-in-ready opportunity

Resort & Lifestyle Amenities:

- Your choice of heated swimming pools and spa
- Fully equipped gymnasium
- Landscaped communal spaces and walking trails
- BBQ and entertaining zones
- Private, peaceful and beautifully maintained community living

Location and Infrastructure:

- Walking distance to Musgrave Dog Park (2 minutes)
- Walking distance to Smith Collective Retail and Dining Precinct (Woolworths) (6 minutes)
- Walking distance to Griffith University (10 minutes)
- Walking distance to Gold Coast University and Gold Coast Private Hospitals (10 minutes)
- Walking distance to Chirn Park Shopping Village (13 minutes)
- 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 (Coolangatta)
- 50 minutes to Brisbane CBD - 55 minutes to Brisbane Airport

Marketing agent Jayson Edwards says, "This is the complete package. Corner position, the largest yard in Sphere, multiple living zones and impeccable presentation - it offers buyers the lifestyle benefits of a home without sacrificing convenience."

Rarely does a townhouse combine this level of space, finish and outdoor living - this one truly is an opportunity not to be missed. Get in touch for more information and to book 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	RCJ0C
Property Type	Townhouse
House Size	196 m2
Land Area	303 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Spa
	Courtyard
	Balcony
	Gym
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage

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