

MUSGRAVE MUSTANGS FOOTBALL CLUB

RUNAWAY BAY

 LJ Hooker

SOLD



Southport, 1064/154 Musgrave Avenue

LIFESTYLE BY DESIGN AT SPHERE GARDEN TERRACES

The keys to this newly constructed townhouse perched in the leafy grounds of Sphere will be the envy of many and the pride of just one. With a commitment to purchase elsewhere, the sellers have made it clear that they will be sold. Quality steel-frame construction coupled with timeless modern design provides a sense of certainty that this home will keep you and your loved ones creating the happiest of memories for many years to come.

Property Hallmarks:

- Gourmet kitchen with Smeg appliances including gas cooktop, ducted rangehood & dishwasher as well as large tinted stainless steel double sink, Caesarstone benchtops and fridge plumbing
- Light-filled living and dining room with stacking doors onto covered alfresco area with stunning Northern aspect
- Master bedroom with private balcony, WIR, ceiling fan and ducted AC



Disclaimer: 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.

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For Sale
Contact Agent

View
ljhooker.com.au/73J0C

Contact
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LJ Hooker Oxenford
(07) 5632 8428

- Ensuite with double vanity and oversized shower with tiled niche and brushed brass fittings
- Two spacious bedrooms both with ceiling fans, mirrored built in wardrobes and ducted AC
- Powder room downstairs and separate laundry
- Single lock-up garage with epoxy floor for easy maintenance and additional driveway space for your second vehicle or visitors
- Resort style facilities including your choice of BBQ areas and stunning heated pools, spa, sauna, gym and steam room

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 one of the newest & best townhouses on offer at Sphere. The Manhattan floorplan provides two separate living spaces, so you can enjoy time together in communal living areas or make space for work, study or some me-time elsewhere. Easy access to lifestyle amenities on-site and in the immediate surrounds with waterways, beaches and trendy Chirn Park bars and cafes just minutes away. You can comfortably walk to work or uni in the health and knowledge precinct or jump on the tram to access options both north and south. Whatever your reason for living at Sphere, it won't be easy to ever let this go."

Please call for more information or to book an 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.



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More About this Property

Property ID	73J0C
Property Type	Townhouse
Land Area	176 m ²
Including	Toilets (1)

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