



**SOLD**

## SIT BACK, RELAX AND ENJOY - ALL THE HARD WORK HAS BEEN DONE FOR YOU

Please get in touch for a map of the complex and instructions on finding the building easily.

The keys to this newly renovated apartment 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 looking to make a move quick-smart. Custom finishes and intelligent use of space have transformed this humble 2-bedroom unit into the ultimate luxury residence just waiting for you.

With balconies off each bedroom as well as the main living room and floor to ceiling glass doors, natural light and air flow through with ease and provide for an incredible sense of space all year 'round. The kitchen has been stunningly renovated with bespoke Caesarstone benchtops and quality fittings throughout. The moodlit bar and servery provide the extra touch of flair for all of your entertaining needs, with large soft-close cabinetry, wine rack and built-in bar fridge. Pets will love living here with Musgrave Dog park and multiple sporting fields directly accessible from the complex. For the little ones, the biggest problem you'll have is getting them out of one of the several pools, spa and parkland that Sphere provides.

### Property Hallmarks:

- Gourmet kitchen with gas cooktop, stainless steel Whirlpool appliances, large tinted stainless steel double sink, Caesarstone benchtops and fridge plumbing
- Light-filled living and dining room with elevated outlook that catches the cross-breeze
- Dimmable LED downlights and remote controlled ceiling fans for each zone; square set ceilings throughout
- Acoustically rated timber-look vinyl and plush charcoal carpet throughout
- Spacious balcony with triple stacking sliding doors for integrated outdoor living
- Large master suite with split-system air conditioning, remote controlled ceiling fans and balcony
- Walk-through wardrobe with mirrored built-in wardrobe and walk-in section with built in cabinetry for ample storage
- Large ensuite with dimmable LED lighting and fantastic water pressure; gas heating for water
- Second bedroom also with remote controlled ceiling fan and balcony; mirrored built-in wardrobes
- European-style laundry with wall-mounted dryer; separate linen cupboard closeby

**2 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$610,000

**OPEN FOR INSPECTION:**  
N/A



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SPHERE - WATTLE

9/154 Musgrave Avenue SOUTHPORT

2 Bed

2 Bath

2 Car + Store

Internal 96m<sup>2</sup> | Balconies 18m<sup>2</sup> | Total 114m<sup>2</sup>  
Carspaces & Store 37m<sup>2</sup>



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