

**18 Wattle /154 Musgrave Ave, Southport, QLD 4215****Sold - 18/01/2024**Unit 2  2  2 

## UNDER CONTRACT

A rare ground floor unit nestled at the end of the building, boasting an abundance of natural light that fills its space from 3 sides of the unit. Embrace the feeling of openness and expansiveness within as the unit features not just one, but two massive courtyard spaces. The elongated 44m<sup>2</sup> south-facing courtyard, shared by both bedrooms, complimented by the large 39m<sup>2</sup> north-facing main courtyard, offering privacy and a quiet oasis.

Inside you will be surprised of the spaciousness of two bedrooms, where the master retreat comes complete with a walk-in robe, additional sliding mirror wardrobe, and its very own ensuite. The well-appointed kitchen, complete with ample storage, a gas cooktop, and a sleek kitchen island boasting stone tops. Welcome home to a harmonious blend of comfort, elegance, and unmatched serenity.

### Open for Inspection

By Appointment.

### Property features include:

- Large patio perfect for entertaining with North facing aspect
- Master bedroom is en-suited includes walk in robe + additional sliding door closet
- Good size second bedrooms, built-ins complimented by bathroom
- 2 Bathrooms
- Dedicated study area with built in desk, storage and all points for internet
- Modern chef's kitchen including stainless appliances gas cook top, electric oven & stone benchtops, near new dishwasher with plumbed water line for fridge water
- Ceiling fans, split cycle air to master bedroom and living space
- Great storage
- Pet friendly, low strata, onsite management, 24hr monitored security
- 2 (tandem) car spaces with large 4.5m<sup>2</sup> storage cage in the secure basement
- Security Screens throughout
- Secure basement parking for 2 vehicles (tandem) and storage cage (3m x 1.5m)
- Spacious north facing 39m<sup>2</sup> court yard to soak up the sun
- Added bonus of 44m south facing courtyard with lovely render garden boxes
- Lift from secure basement car parking
- Ground floor access with no stairs
- Dual courtyard spaces North and South facing
- Plenty of breezes and natural light

### Listed By

The Office

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