



45/33 Edmund Rice Drive, Southport

LARGE FOOTPRINT | DUPLEX STYLE | GRASSED YARD

A rare combination of space and location, all within a tightly held amenity-rich complex. This is your chance to break into the booming central GC market with a property that's brimming with potential.

A fantastic floor plan with extra large living and dining zones as well as 2 genuine king sized bedrooms. Ideal for first home buyers, savvy investors, those looking to nest or those wanting to add value with their own personal touch.

THE PROPERTY:

- Functional, large light and bright, open-plan living area
- Reverse-cycle air conditioning
- Seamless indoor/outdoor flow with undercover alfresco overlooking established gardens
- Good sized, low maintenance grassed yard with room for pets and little ones to play
- Functional kitchen with dishwasher & breakfast bar
- Dining zone adjacent to the kitchen for easy entertaining
- King-sized master bedroom with mirrored built-in robe and ceiling fan
- Second king-sized bedroom with built-in robe and ceiling fan

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FOR SALE
UNDER CONTRACT WITH SIARNE LOEVE

AGENTS

Siarne Loeve
0422 609 353
siarne@ljhteam.com.au

AGENCY

LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

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.



- Family sized bathroom featuring both shower and bathtub
- Additional separate powder room
- Laundry space
- Updated LED down-lights and fans throughout
- Security Screens to all windows as well as front and back patio doors
- Window furnishings throughout
- Single lock-up garage plus additional driveway parking
- A quiet well-kept complex backing onto parkland
- Plenty of visitors parking
- Resort style lagoon pool, tennis court and bbq facilities
- Tucked away in a family friendly position within the complex
- Solid single level brick and tile construction
- Owner occupied - no lease in place

OUTGOINGS:

- Body Corporate: approx. \$85 per week (includes building insurance)
- Council Rates: \$1,172.85 per half year
- Strong sinking/admin fund balance: \$153,193.80 (as at 13/03/26)
- Rental appraisal: \$750 per week

LOCATION:

- Walking distance to Griffith University, Gold Coast University Hospital, schools and Light Rail access
- Approx. 300m to Griffith University bus interchange with frequent services
- Moments walk to Woolworths, Aldi, Bunnings, Crestwood Plaza, Ashmore City and everyday conveniences
- " Easy 5-minute access to the M1 for Brisbane commuters
- " Close to Broadwater Parklands, HOTA, beaches, cafés, restaurants and medical precincts

Perfectly positioned in a high-growth, high-demand central Gold Coast corridor, this residence delivers both great features and convenience. Contact Siarne Loeve today to arrange your inspection or discuss further details.

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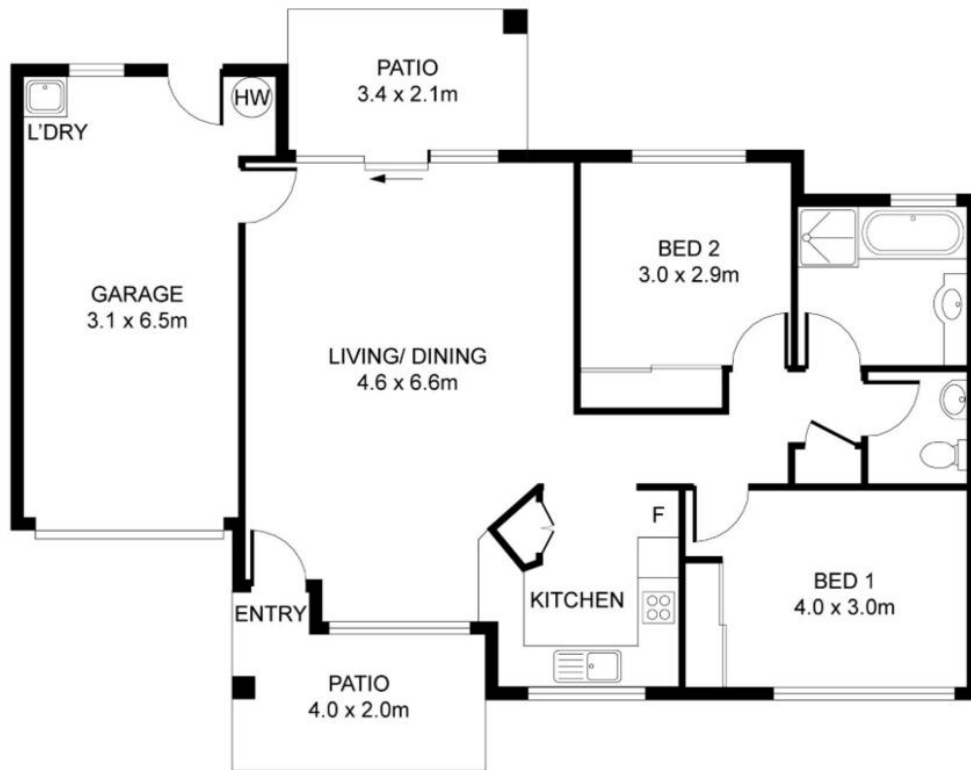
MORE DETAILS

Property ID 361ZGMK
 Property Type DuplexSemi-detached

Siarne Loeve 0422 609 353
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