



Southport, 46/97-137 Edmund Rice Drive

**BARGAIN FIRST-HOME OR INVESTMENT
PROPERTY ... PRIME, CENTRAL & CONVENIENT
LOCATION !!!**

PERFECT FIRST HOME, DOWN-SIZER OR INVESTMENT PROPERTY ... this spacious, open-plan, one-level villa represents easy living in a nice central location ... nestled in the highly-sought "Summer Place" complex in Edmund Rice Drive, this is the perfect place to live or invest, with Guardian Angels Primary & Aquinas High Schools just across the road, and Griffith University & Gold Coast University Hospital an easy stroll away.

Key features of this value-packed property include ...

- * Solid brick & tile, easy-living one-level villa
- * Natural light-filled, open-plan internal living and dining
- * Spacious kitchen offers an abundance of storage and bench-space
- * Private, covered East-facing outdoor area with large courtyard
- * Big Master bedroom offers walk-through robe to bathroom



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.



For Sale
UNDER CONTRACT

View
ljhooker.com.au/6RJ0F

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- * Spacious two-way bathroom acts as an ensuite to the Master bedroom
- * 2nd bedroom with built-in mirrored robes
- * Auto single lockup garage with laundry area to the rear that opens to rear courtyard
- * Ceiling fans throughout
- * Large resort-style pool with BBQ area facilities and tennis court ... ideal for all those birthday parties and social gatherings, or just to keep yourself fit & healthy
- * Situated in a well maintained complex, with on-site managers
- * Great value, low body corp of approx \$60 per week
- * Pet-friendly complex

This value-packed property is ideal for anyone wanting to down-size, or in search of their first home, or a fantastic investment property that will never be wanting for tenants ... contact your local Southport area specialists Darrell Johnson on 0403 803 704 or Julian Kannis on 0413 635 551 for further info, otherwise we look forward to seeing you at one of our scheduled Open Homes.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

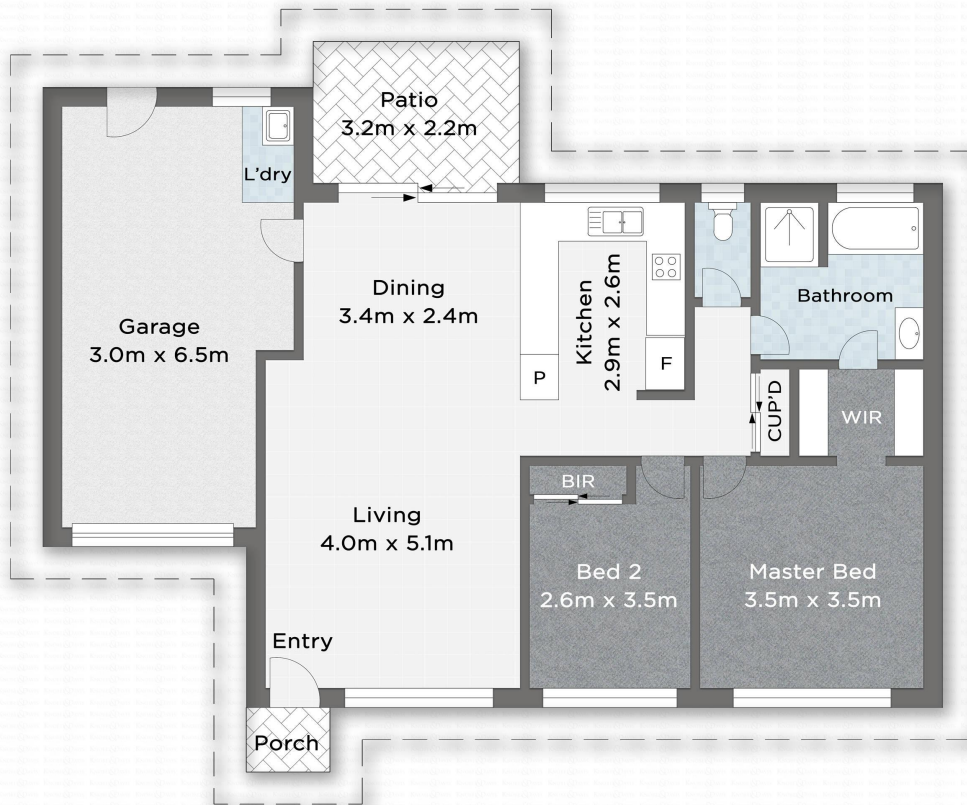
More About this Property

Property ID	6RJ0F
Property Type	House
Including	Pool Tennis Court Courtyard Outdoor Entertaining Secure Parking Fully Fenced Remote Garage Pool

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46/97 EDMUND RICE DRIVE, SOUTHPORT

🛏 Bed 2 🛁 Bath 1 🚗 Car 1

KNOBEL & DAVIS
REAL ESTATE

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