






48/97 Edmund Rice Drive, Southport

PERFECT FIRST HOME, DOWN-SIZER OR INVESTMENT PROPERTY ... PRIME, CENTRAL LOCATION !!!

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 property to live or invest in, 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
- New carpets and freshly painted throughout ... move straight in & enjoy your new home
- Natural light-filled, open-plan internal living and dining
- Spacious kitchen offers an abundance of storage and bench-space
- Private, covered outdoor area with large courtyard
- Big Master bedroom offers walk-through robe to bathroom
- Spacious two-way bathroom acts as an ensuite to the Master

2  1  1 

FOR SALE

Offers over \$695,000

AGENTS

Darrell Johnson
0403 803 704
djohnson@ljhooker.com.au

AGENCY

LJ Hooker Ashmore
(07) 5526 9722

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.

 **LJ Hooker**

- bedroom
- 2nd bedroom with built-in mirrored robes
- Auto single lockup garage with laundry area to the rear that opens to rear courtyard
- Air-conditioned & ceiling fans throughout
- Garden shed & water tank
- 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 very well-maintained complex, with fantastic on-site managers
- Pet-friendly complex
- Sensational value, low body corp fees of approx \$79 per week (which includes your building insurance)
- Council rates approx. \$1300 per half year
- Water rates approx. \$500 per quarter
- Rental appraisal \$650 - \$675 per week

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 DETAILS

Property ID	PPJ0F
Property Type	House
Including	<ul style="list-style-type: none"> Ensuite Air Conditioning Toilets (1) Pool Courtyard Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Water Tank Close to Schools Close to Shops Close to Transport Pool

Darrell Johnson 0403 803 704
Sales Professional | djohnson@ljhooker.com.au

LJ Hooker Ashmore (07) 5526 9722
167 Cotlew Street, ASHMORE QLD 4214
ashmore.ljhooker.com.au | admin.ashmore@ljhooker.com.au





48/97 EDMUND RICE DRIVE, SOUTHPORT

 Bed 2
  Bath 1
  Car 1

Darrell Johnson 0403 803 704



 Ashmore

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. www.visualmotion.com.au

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.

