



14/33 Edmund Rice Drive, Southport

## PARKSIDE TOWNHOUSE LIVING IN A CONVENIENT SOUTHPORT POCKET

Positioned within a complex backing directly onto parkland, 14/33 Edmund Rice Drive presents a practical townhouse offering privacy, flexibility, and strong everyday convenience. With private rear access to the reserve and a location close to key amenities, the home is well suited to owner-occupiers, downsizers, or investors alike.

The layout offers useful separation across two levels, with the main living downstairs and an additional upstairs retreat with a study nook and storage, creating flexibility for modern living. Combined with air conditioning to both bedrooms, solar, and access to the complex pool and tennis court, this is a property that balances comfort, convenience, and lifestyle appeal.

### Property Highlights

#### Living, Layout & Comfort

- Two-bedroom layout with an additional upstairs retreat, kids' area, or flexible second living space
- Study nook upstairs with plenty of storage

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.

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### FOR SALE

Enquire For Price Guide

### VIEW

Sat 13th Jun @ 12:30PM - 1:00PM

### AGENTS

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### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500



- Quiet position backing onto parkland with private rear access
- New carpet in the living area

#### Kitchen & Dining

- Functional kitchen designed for everyday practicality
- Well-positioned to connect with the main living and dining area

#### Bedrooms, Bathroom & Laundry

- Main bedroom with air conditioning and private balcony overlooking the reserve
- Second bedroom with air conditioning and a huge built-in robe
- Main bathroom servicing the upper level
- Downstairs powder room for added convenience
- Separate laundry positioned downstairs

#### Outdoor & Entertaining

- Private outdoor area with direct access to the parkland behind
- Water tank for garden use
- Outdoor setting offering both privacy and a leafy outlook

#### Parking & Storage

- Single car accommodation
- Under-stair storage adding practical extra space

#### Complex Features

- Communal pool
- Tennis court

#### Prime Location

Edmund Rice Drive sits in a convenient Southport pocket with strong access to education, shopping, and transport links. Griffith University is nearby, while the broader Southport area provides easy access to schools, local shopping, major roads, and the wider Gold Coast lifestyle.

- Griffith University nearby
- Access to local schools and childcare options
- Convenient connection to local shopping and everyday services
- Well positioned for access to the motorway
- Easy connection through to beaches and the wider Gold Coast lifestyle

Offering parkland privacy, flexible living, and excellent access to the best of Southport, 14/33 Edmund Rice Drive presents a strong opportunity in a well-connected location.

#### Additional Features

- NBN: Hybrid Fibre Coaxial (HFC)
- Body Corporate: Approx. \$80 per week

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

## MORE DETAILS

Property ID	BUC6F2S
Property Type	Townhouse
House Size	112 m2
Land Area	158 m2
Including	Air Conditioning
	Balcony
	Built-in-Robes
	Secure Parking

### James Carmichael 0408 455 771

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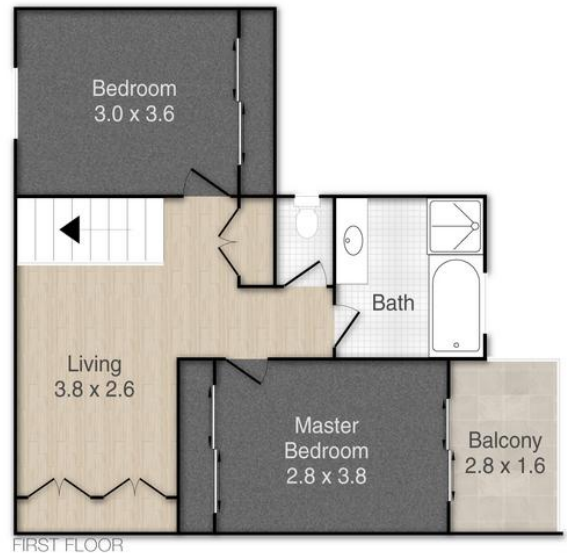
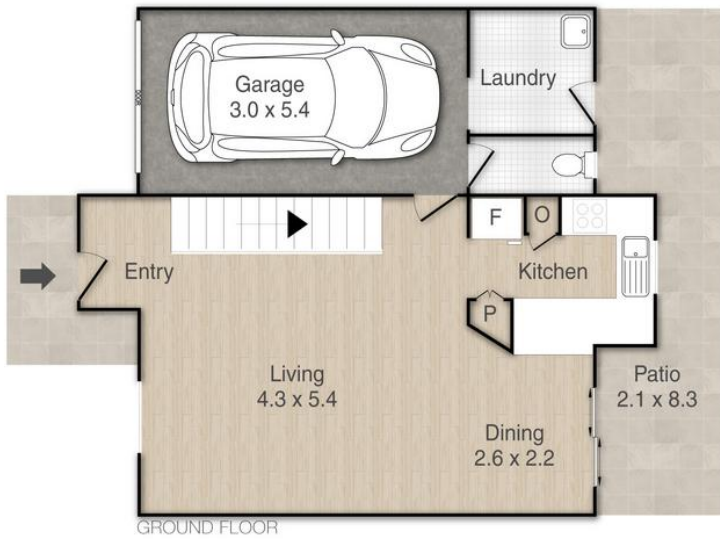
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Covered Area: 164m<sup>2</sup>



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