



## Southport, 14/97 Edmund Rice Drive

### Stylish and Modern 2 Bedroom Villa

Welcome to Summer Place, a well-managed complex of 132 Villas and townhouses with excellent, resort style facilities including pool, spa, synthetic grass tennis court, gazebo and BBQ facilities.

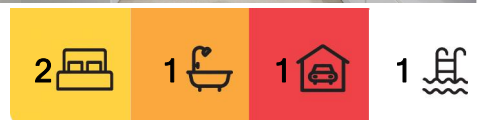
Villa 14 has been recently renovated with new flooring, fresh paint, and a stunning kitchen with ample bench space and plenty of storage, creating a warm, modern and inviting home. Designed with the entertainer in mind, the spacious open plan design flows perfectly from indoor to out, where you'll find a private, fenced courtyard with plenty of grass for the kids or pets to play and good sized under cover area for a family BBQ.

Less than 1km to Smith St Footbridge, giving access to Griffith Uni, G-Link and the Gold Coast University & Gold Coast Private Hospitals. It is the perfect choice for professionals, academics and students alike.

The recent renovation, space, facilities, and location makes this home ideal for owner occupiers looking to move straight in or the investor looking for the perfect addition to their investment portfolio.



**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/ZE0F4K](http://ljhooker.com.au/ZE0F4K)

**Contact**  
**Alex McCormack**  
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**Ben Latimer**  
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[blatimer.southport@ljhooker.com.au](mailto:blatimer.southport@ljhooker.com.au)

**LJ Hooker Southport**  
**(07) 5591 5222**

Featuring:

- Air conditioning throughout
  - Ceiling fans throughout
  - Single lock up garage with internal access and space for additional car on the driveway
  - 2-way bathroom
  - Large bedrooms, both with generous built in wardrobes
  - New renovations just completed
  - Sleek kitchen with stone benches, high quality, brand-new stainless-steel appliances and enough bench space to cook up a feast
  - Great location close to Griffith Uni, Gold Coast University Hospital, Gold Coast Private Hospital
  - Private, fenced yard with undercover entertaining area
  - Well-maintained complex with excellent facilities.
- 
- Rental appraisal of \$700 to \$750 per week approx
  - GCCC rates and water of approx. \$4,900 per year approx
  - Body Corporate of \$67.89 per week approx

Vacant and ready for the new owner, don't miss the opportunity to secure a great villa in the heart of one of the Gold Coast's fastest growing suburbs. Contact Alex on 0411 510 099 for more information.

## More About this Property

Property ID	ZE0F4K
Property Type	Townhouse
Including	Pool Tennis Court Built-in-Robes

### Alex McCormack 0411 510 099

Principal/Licensee | amccormack.southport@ljhooker.com.au

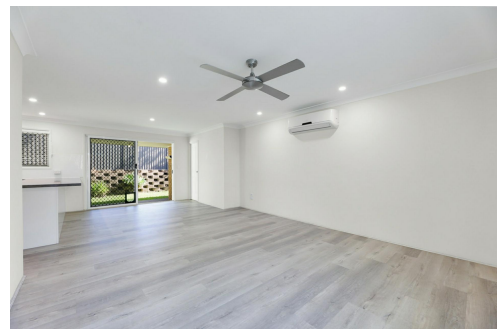
### Ben Latimer 0402 921 314

Sales Consultant/Director | blatimer.southport@ljhooker.com.au

### LJ Hooker Southport (07) 5591 5222

2308-2309 Level 3 Southport Central, Tower 2, 5 Lawson Street, SOUTHPORT QLD 4215

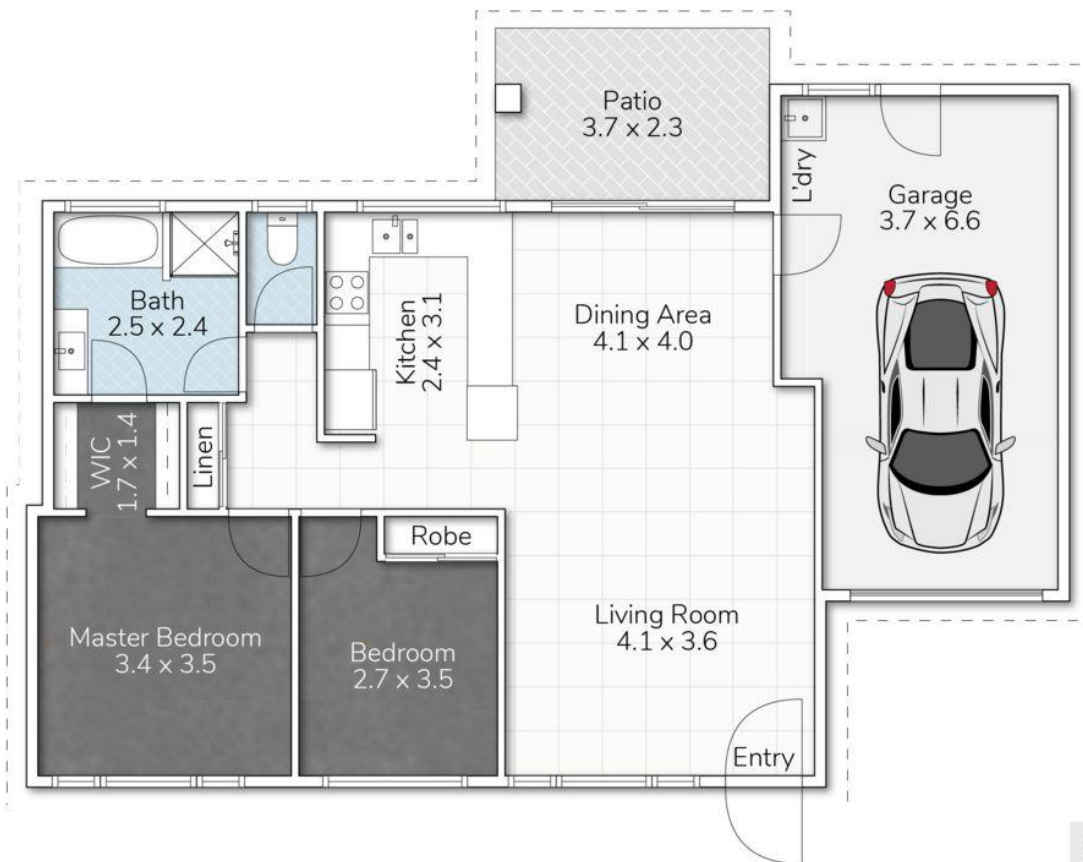
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## 14-97 EDMUND RICE DRIVE, SOUTHPORT

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.



INTERNAL AREA:	99M <sup>2</sup>	
EXTERNAL AREA:	8M <sup>2</sup>	
TOTAL AREA:	107M <sup>2</sup>	
		
2	1	1