



34/33 Edmund Rice Drive, Southport

## 2BDRM SINGLE LEVEL END VILLA / RESORT STYLE ESTATE

Highly sought after estate featuring some amazing resort style facilities for you and your family to enjoy all year round including a tennis court, in ground swimming pool, spa and BBQ facilities.

This well-appointed single level end villa would ideally suit anyone looking to downsize to a lower maintenance style of property whilst still being within close proximity to all the major local amenities.

Offering a generous open plan living scheme which features an abundance of natural lighting throughout, we highly recommend an inspection of this quality property, and we hope to see you at the open home!

This Property Also Includes;

- Two bedrooms with built in robes provided and split system air conditioning installed to the master bedroom
- Main bathroom featuring a bathtub and shower with a separate powder room
- Single garage with internal access to the home provided and plenty of additional parking spaces
- Solar power system installed to help reduce the electricity bills

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**FOR SALE**  
Offers Over \$795,000

**VIEW**  
By Appointment

**AGENTS**  
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michael@ljhgc.com.au

**AGENCY**  
LJ Hooker Nerang  
(07) 5581 4422

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Communal swimming pool, spa, tennis court and BBQ facilities available to use at your leisure
- Pet friendly estate subject to body corporate approval
- " End townhouse with only one adjoining neighbour
- " Solid investment potential with a current rental appraisal of approximately \$735—\$775 per week
- Open plan living area with split system air conditioning installed for year-round comfort
- Functional kitchen featuring an electric oven and cooktop
- Covered alfresco area at the rear of the property, a beautiful place to enjoy your morning coffee

This property is positioned within walking distance to the Gold Coast University Hospital, Aquinas College, Griffith University and Guardian Angels Primary School and offers potential buyers' easy access to a huge assortment of local cafes, shops, restaurants and shopping centres within minutes from this ultra convenient location.

To schedule your viewing appointment please contact Michael Folkard from LJ Hooker Gold Coast today.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

## MORE DETAILS

Property ID	5J2DF41
Property Type	Townhouse
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes

### Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor |  
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### LJ Hooker Nerang (07) 5581 4422

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34/33 EDMUND RICE DRIVE, SOUTHPORT



Internal: 104m<sup>2</sup> | External: 9m<sup>2</sup> | Total: 113m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

