

**34/97 Edmund Rice Drive, Southport, Qld 4215**

 Coastal

**Sold Apartment**

Friday, 1 September 2023

34/97 Edmund Rice Drive, Southport, Qld 4215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**

**\$592,000**

Ideally located in close proximity to Gold Coast University Hospital, Griffith University, and the light rail this central 3 bedroom home is the perfect opportunity to secure your first home or add a prime investment into your portfolio. Tucked away from the main road, this townhouse is situated at the back of the complex with lush parkland at the rear, adding the privacy element. Split over two levels, designed with practical, purposeful living in mind. Downstairs you'll find a spacious kitchen and large open plan living/dining area spill out onto a huge grassed outdoor area, adding an abundance of outdoor space. Upstairs there are 3 good sized bedrooms, all with built in's, the master featuring a walk-in wardrobe and balcony. Property Highlights:- 3 bedrooms, 1 Bathroom with a powder room also, 2 Cars, 1 Balcony- Spacious updated interiors- Large upstairs lounge area- Neat & tidy corner-set kitchen with storage and breakfast bar- Open plan tiled living and dining area with an abundance of natural light- Backyard overlooking natural reserve- Single garage with internal access plus space for one car on the driveway- Spacious separate laundry + powder room downstairs- Low Body Corporate Fees and excellent rental return possibilities- Summer Place estate facilities include an in-ground swimming pool, spa, tennis court & BBQ area- Pet friendly complex- Returns: \$750 per week (until Jan 2024)- Body Corporate: \$3,663.32 per year- Rates: \$2,416.84 per year- Water: \$1,665.28 per year- Buy to live in or investment Don't miss your chance to secure this prime investment property in a highly sought-after location. Contact us today to arrange an inspection. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.