

**ID:21135327/33 Edmund Rice Drive, Southport, Qld
4215**



Townhouse For Sale

Tuesday, 25 June 2024

ID:21135327/33 Edmund Rice Drive, Southport, Qld 4215

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Townhouse



Laurence Zaccaria
0400422807

Offers over \$560,000.00

2 bedroom plus study, 2-story townhouse In the pet-friendly complex of Summer Fields South this townhouse is in a great location in close proximity to schools, Griffith University and Gold Coast Hospital. Easy access to public transport. Location is in the middle of Southport with shopping centres and the Southport Broadwater Parklands 5-10 minutes away. Great open plan townhouse property overlooking the pool area of the complex. Property remains in good condition to be able to be moved into straight away and can be updated at your convenience. Property Features: Air-conditioned living room with ceiling fans in bedrooms 2 bedrooms with built-in robes, master with walk-through robe Master bedroom with balcony access 2nd bedroom with wardrobe & ceiling fans Upstairs Living area/study with storage Bathroom with separate toilet upstairs Well-appointed kitchen that opens out into large dining and living area Covered patio area with easy access to pool area Single lock-up garage with electric door Separate powder room and laundry downstairs Complex facilities: Swimming pool Tennis court Visitors parking Covered BBQ area Rates and Levies: Council rates = approx. \$1,200 per 6 months Water rates = approx. \$450 per quarter Body corporate fees = approx. \$80 per week (including building insurance) Rental appraisal = \$600 to \$650 per week Location: Across the road from Aquinas College and Guardian Angels Schools 10 minute walk to Griffith University and Gold Coast Hospital 5-10 min drive to Australia Fair and Broadwater Parklands (Listing ID: 21135327)